



The Studio at Shadfen

IMPORTANT POLICIES AND INFORMATION

Terms and Conditions

PLEASE – STRICTLY NO SMOKING ANYWHERE IN THE CABIN

ADVANCE DEPOSIT and BALANCE DUE:

1. Within 2 hours of booking, a deposit of £95 or one nights stay is required.
2. The balance for reservation is due one week before the arrival date.

CANCELLATION:

All cancellations must be made in writing / via email at least 7 days before the scheduled arrival date and all advance rent will then be refunded minus a £50 cancellation fee. Under 7 days a cancellation charge of 75% of the full rental rate will be applicable unless the unit can be re- booked whereupon a full refund will be issued, minus a £50 service charge.

REFUNDABLE SECURITY DEPOSIT:

Guests are responsible for any damages that happen during occupancy.
A damage deposit of £100 will be required on booking which is fully refundable.
This deposit may be taken in the form of a bank transfer or held on the system and refunded within 7 days of your stay.

UTILITIES:

All are included in the rental payment. For longer-term rentals, a base monthly electric allowance will apply. This will be £150 per month in summer, (May 1 through till the end of October) and £200 per month in winter. Guests are responsible for electric, and/or water charges above the stated amount. Normal usage is unlikely to exceed these amounts.

MAINTENANCE AND CLEANING:

We will clean the studio before you arrive and after you depart. Guests should maintain the premises during their stay. You agree to pay nominal charges for excess laundry of more than the last day's linens or any excess cleaning.

TELEVISION:

We will provide a TV service for the main living room which has access to all streaming platforms. Should this be damaged or taken, your damage deposit will be taken and the remaining costs of a replacement will be passed on to yourselves.

WIFI INTERNET ACCESS:

We will provide wireless internet access which is for the use of our guests only.

ESTATE RULES:

Guests must abide by all rules, a copy of which is available in the studio. We have ample



space for two vehicles in the yard which operates a CCTV system. We accept no responsibility for any vehicles parked there.

REPAIRS:

Occasionally, appliances (TV, microwave, water heater etc.) malfunction. Notify us immediately if you find an item that needs repair or maintenance. We will happily correct the problem as soon as practical during normal business hours. There can be no refunds, offsets, or deductions, however. Other than "normal wear and tear", you are responsible and liable for damage to the property or its contents. Please ensure that any damage you note on your arrival is reported to us immediately.

PETS:

We do love pets but must inform you that due to the wildlife and our own pets, we do not allow guests to bring pets with them. Guide dogs for accessibility are permitted and we must be made aware at the time of booking please. Violations are grounds for immediate termination of your rental with NO REFUND.

RIGHT OF ACCESS DURING RENTAL:

Agent, owner, and/or their assignees reserve and retain a right of access to the rental premises during your occupancy for purposes of repairs or inspections.

HOLD HARMLESS AND INDEMNITY:

Agent and/or owner of rental unit shall not be liable for any damage and/or injury to any guest or their personal property. Guest agrees to indemnify the owner for any damages beyond the damage waiver limit to the studio or home grounds, furnishings, equipment, and household items therein, excluding normal wear and tear, which occur during guest's occupancy period. Guest agrees to hold agent and/or owner(s) harmless against any claim(s) for damage and/or injury.

COMPARABLE ACCOMMODATIONS OR REFUND:

In the event of the property becoming unavailable due to utilities failure or other unforeseen occurrences including change of ownership, we reserve the right to provide either substitute comparable accommodations for the same period without liability for breach of contract or provide a full refund, which will operate as a mutual release from this rental agreement.

CHECK IN, CHECK OUT TIMES:

Please check in after 3:00 pm, and check out before 11:00 a.m. This may be altered but only with the agreement of our local management team. Check-out time is particularly critical if another rental is scheduled that day and an additional charge of £50 may be applied as an excess charge for any late departures. Your compliance is appreciated.

Again, please NO SMOKING anywhere inside the studio – Thank You