

## Home Address

Jane Knight  
The Chestnuts  
Langley Upper Green  
Saffron Walden  
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## Property to let

3 Kestrel Close  
Beacon Hill  
Burnham Market  
King's Lynn  
Norfolk PE 31 8EF  
01328 738928

## Conditions of Hire

1. The hiring contract shall be between the hirer and the property owner for which the booking is made and shall be deemed to be made subject to these conditions of hire. The contract of hire is not effective until written confirmation of the booking is sent to the hirer.
2. For bookings made more than twenty eight days before arrival, a deposit of one third of the total hiring charge is payable on booking. The balance being due 28 days before arrival. The right is reserved to cancel a booking where full payment has not been made less than 14 days before arrival.
3. For bookings made 28 or less days before arrival the full amount is payable on booking.
4. Once a booking has been confirmed the hirer is responsible for the total advertised charge for the period of the letting.
5. In the event of cancellation by the hirer before commencement of the letting (notice of cancellation to be given in writing) the hirer will remain liable for the balance of the hire. However (without prejudice) every effort will be made to re-let the property for the period concerned or such part thereof as may prove possible. If such re-letting can be arranged the balance if already paid will normally be refunded less a charge for any additional expenses incurred. The deposit will not be refunded but is forfeited on cancellation.
6. Summer lettings are for a minimum of one week starting at 3 pm on the day of arrival (normally a Saturday) and ending at 10 am on the day of departure (normally a Saturday)
7. The number of people occupying a property may not exceed the number stated in the particulars unless specific consent is first obtained from the owner. The owners reserve the right to refuse admittance if this condition is not observed.
8. Minor damages or breakages will not normally be charged to the hirer, but it should be noted that all damages and breakages are the legal responsibility of the hirer and their cost shall be refundable by the hirer on demand.
9. Baggage and personal belongings are the hirer's risk at all times.
10. No responsibility can be accepted for loss or damage to any car or its contents.
11. While every effort has been made to ensure that the representations contained in all advertising matter are correct and made in good faith, neither they nor any oral representations made by myself or representatives of myself shall create liability on my part.
12. Well behaved pets are permitted, but please do not allow them on the furniture or in the bedrooms.
13. Incoming telephone calls and local out going calls are allowed.
14. The hirer is responsible for the property and is expected to take all reasonable care of it.
15. All equipment, utensils etc. must be left clean, and the property must be left both clean and tidy at the end of the hire period.
16. Please collect and return the key, as advised when booking.