

Terms and Conditions – 26 Abercromby Place Apartment

1. Contract

The contract is for a short-term holiday letting and is made between the Client and the Owner of the Apartment.

The contract will be entered into when the Client is issued a confirmation of the booking by letter, fax or email.

The contract will be subject to the following conditions.

2. Prices and Periods

2.1. Self-Catering Apartment Price List - Per night (based on normally a 3 night stay)

26 Abercromby Place Apartment (sleeps max of 4)

Peak £120 -140

High £110 - 120

Mid £90 - 110

Low £80 - 90

Peak periods vary but will normally include the Edinburgh Festival, Easter, Christmas and New Year weeks, Rugby weekends etc.

High 1st June to 30th September (excluding Peak periods)

Medium 14th March to 31st May & 1st October to 14th November (excluding Peak periods).

Low 15th November to 13th March (excluding Peak periods)

2.2. Prices quoted are per property per night (not per person) within the price period shown. If the Client's Booking falls across two different price periods, the Client will be charged pro rata for the number of days in each period.

2.3. The rental fee includes all taxes, gas and electricity, and a welcome pack of food. Sheets and towels are provided.

2.4. Booking must normally be for a **minimum of 3 nights**. However, restrictions of 7 nights or more may apply at peak times such as the Edinburgh Festival, Christmas and New Year.

3. Payment

3.1. The first night is needed to confirm the Booking.

3.2. The balance of the rental fee is due on arrival at the holiday let.

3.3. Payment of the rental fee balance can be made by cash or cheque.

4. Cancellation

4.1. Any cancellation made by the Client for whatever reason shall be in writing and addressed to:

V Johnston
26A Abercromby Place,
Edinburgh,
EH3 3QE
or veroniquejohnston@napier.ac.uk

The following charges are payable in the event of cancellation of a Booking:

No. of days before the start of the Booking that notification of cancellation is received.	Amount Payable
30 days or more	No charge.
15 to 29 days	1st night is charged (less any revenue from re-letting).
1 to 14 days	Total charged (less any revenue from re-letting).
0 days or No show.	Full amount of the balance charged

5. Cancellation Insurance

5.1. The Client is strongly recommended to take out cancellation insurance to protect against cancellation charges.

6. Non-availability

6.1. In the unlikely event that the Apartment becomes unavailable following confirmation of the Booking or changes are necessary to the Booking for reasons outside the control of the Owner, the Client will be notified as soon as reasonably possible. The Owner reserves the right to arrange similar accommodation of a similar type and standard in a similar location for the same time period and to transfer the Booking accordingly.

6.2. If it is not possible to arrange alternative accommodation or if the Client does not wish to transfer the Booking, all monies paid will be refunded to the Client.

6.3. The Owner shall not have any further obligation or liability for non-availability, changes or cancellation.

7. Letting Period

7.1. Unless otherwise notified the letting period commences at 3.00 p.m. on the day of arrival and ends at 10.00 a.m. on the day of departure.

8. Number of Occupants

8.1. The number of persons occupying the Apartment must not exceed the maximum number specified in the Owner's information unless previously agreed. The Owner reserves the right to refuse entry to the property by the Client and his entire party if this requirement is not observed.

9. Care of the Property

9.1. The Client should take reasonable and proper care of the Apartment and its contents and leave them in the same state of repair and condition.

9.2. The Client is liable to reimburse the Owner on demand for the costs of replacement, repair or extra cleaning where he is in breach of his obligations under 9.1 or any breakages or damages caused during the period of occupation.

10. Pets

10.1. Pets are not permitted in the Apartment.

11. Smoking

11.1. Smoking is not permitted in the Apartment.

12. Car Parking

12.1. There is 1 parking spaces close by, which need to be reserved in advance when booking accommodation. There is also ample meter parking in the street.

13. Collecting Keys to the Apartment

13.1. Keys to the apartment should be either collected from 26A Abercromby Place or as arranged with Owner.

13.2. Apartments are normally available from 3.00 p.m.

13.3. If an earlier arrival time is anticipated, this must be negotiated with the Owner who may be able to look after luggage until the Apartment is ready.

13.4. It is essential that the Client advise the Owner of his expected arrival time to ensure that a key holder is available.

13.5. The Owner must be advised of any delays as soon as possible.