

## **2010 GROUP TERMS & CONDITIONS – SELF CATERING FLATS**

### **DEFINITION**

The group/family occupying the property are liable jointly and severally for these Conditions of Let.

### **PAYMENT & CANCELLATION**

#### **Payment:**

- A non-refundable deposit of £185.00 per flat per week is payable for each booking; if a booking is for more than one week, an additional £185.00 per flat per additional week is payable.
- On receipt of a signed booking contract document, a deposit invoice will be sent.
- 10 weeks prior to arrival, a final balance invoice will be sent.
- All payments due should be made in pounds sterling and within 14 days of the date of the relevant invoice or payment request.

***Please ensure the payment is received on or before the due date, otherwise the University reserves the right to cancel the accommodation.***

#### **Cancellation:**

- All cancellations must be made in writing.
- Cancellations made more than 8 weeks prior to arrival will result in the loss of £185 per flat booked. Any amount paid over this amount will be refunded.
- Cancellations made less than 8 weeks prior to arrival, no refunds are given.

### **TERMS OF TENANCY**

The property is let in accordance with the terms of the Rent (Scotland) Act 1988 in that the subjects of let are normally reserved for the use of students of the University of Edinburgh under Schedule 4, paragraph 7 (1) of that Act and that possession may be recovered under Schedule 5, Ground 4 of this Act. The granting of a holiday let does not create a protected tenancy. The property is let for residential purposes only and the tenancy cannot be assigned or sub-let.

### **CAR PARKING**

Car parking is subject to availability and strictly on a first come first served basis. Failure to book parking at the time of making a reservation can result in the offer of this service being withdrawn. Only one space per flat is permitted, with no exceptions to this rule. No guarantee whatsoever can be given that parking will be available.

The cost per space per week or part thereof is £35 (June & July) and £50 (August).

**Please note:** When a parking permit is issued, it is only valid for the site shown on the permit and not the University of Edinburgh as a whole. There is no parking at South Clerk Street.

### **SPECIAL REQUESTS**

The University will do their very best to accommodate any special requests from guests; however, we **DO NOT** in anyway guarantee this, regardless of the guests' personal circumstances. These include requests for specific flats, ground floors or high floors etc. Guests should not assume that, if they have requested anything specific, it will be booked on their behalf.

### **MOVING OF FLATS**

On very rare occasions, normally due to circumstances out with our control, the site you have reserved could become unavailable. On these occasions the University reserves the right to move your booking to another site within our stock of accommodation and we will endeavour to ensure the new accommodation will be of a similar standard to that you have booked. We would inform you of any changes in writing.



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### **INSURANCE & PERSONAL PROPERTY**

Please ensure you insure your personal effects, as the University cannot accept responsibility for any loss, theft or damage to personal property.

### **INVENTORY**

An inventory for each flat (along with key collection information, directions and a map) will be sent with your confirmation letter. If there are any shortages on arrival, please contact the Site Superintendent for a replacement. Guests are responsible for any loss, breakages or damage to buildings and contents which occur during their stay.

### **BEDDING**

Weekly Lets : 1 x duvet, 1 x duvet cover, 1 x pillow, 1 x pillowcase, 1 x sheet, 1 x bath & 1 x hand towel per bed are supplied.

Medium Term Lets : 1 x duvet, 1 x duvet cover, 1 x pillow, 1 x pillowcase and 1 x sheet per bed are supplied; **no towels are supplied.**

**Please note** that no additional pillows, duvets, linen or towels can be supplied. If there is a changeover of guests during the tenancy, no new linen can be supplied. The tenants are responsible for laundering the items required; there is a laundry available for guests to use (see information in flat for location).

### **ANIMALS**

With the exception of assistance dogs, no animals are allowed on University premises.

### **OCCUPANCY**

Flats may not be occupied by more occupants than there are beds in the flat. Over-occupancy of any flat will result in immediate termination of the booking.

### **FIRE REGULATIONS**

Guests are required to familiarise themselves and comply with all fire regulations and evacuation procedures at the property where they are staying. Any malicious activation of fire alarms will result in a penalty being incurred, including the potential immediate termination of the booking and eviction from the property.

### **ARRIVAL & DEPARTURES**

Check-in time is between 3.00pm and 6.00pm on the day of arrival. Check-in before 3.00pm is **not** permitted; for arrivals after 6.00pm guests should notify the Site Superintendent in advance. The address of the key collection point and the Site Superintendent's contact details are on the key collection information which is sent with the confirmation letter.

**Flats must be vacated by 10 am.**

### **CLEANING, CHARGES & INSPECTIONS**

All accommodation should be left in a clean and tidy condition on departure, with all dishes washed and rubbish removed.

**Please note** that additional charges will be made for flats left in an unsatisfactory condition, for any damage caused and for missing items. On arrival our staff will take credit card details and this card will be used to cover the cost of any charges. A full list containing the different prices for charges will be available in your flat on arrival. If you require a copy before hand, please contact the Edinburgh First Office.

The University reserves the right to carry out routine inspections of the flats during the tenancy. If any flats are found to be in an unacceptable condition (i.e. dirty, damage caused etc), this could result in charges being made for cleaning costs and/or damage repairs.

### **SMOKING**

Please note that there is a non-smoking policy at all our properties.

### **KEYS**

Any lost or replacement keys will be charged at £25 per key.



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