

Bryn Adda

SNOWDONIA

Rental Agreement

At time of booking your stay at Bryn Adda, the lead guest (person who booked the stay) and all remaining guests adhere and agree to the following:

1. All adult groups - Minimum lead guest age is 25.
2. Maximum number of guests included in the house price is 14, plus 2 (small children in the bunk room). Additional guests are charged at £25 per person per night including rollaway, linens and towels, payable at time of booking or prior to stay. Maximum guests allowed to stay is 18.
3. Check-out is 10 a.m. (strict) and check-in is 4 p.m. Late check-out possible in some circumstances by prior approval from the owner, Steph Pomerleau - brynaddawales@gmail.com. Late check-out charged at £75 p/hr.
4. Extra visitors - No unauthorised additional visitors allowed for overnight stays, unless added to the booking prior to arrival, for £25 pp/per night including rollaway (2 available). 3 days notice must be given and approved by owner.
5. No overnight guests to sleep on the sofas.
6. Dogs - No dogs allowed, unless booked and paid for at time of booking. Dogs needing to be added to the stay after the booking can be accommodated once agreed by the owner. Dog mess to be cleaned up and thrown in nettles/brambles to decompose naturally. Do not throw in bins. Dogs not allowed to chase sheep or cattle, and must be on a leash if walking through the field to the footpath. Dogs not allowed on furniture, carpets or rugs.
7. Cots / Stair gates / High chairs - Owner and staff assume no liability for accidents involving our cots, highchairs and stair gates, nor hold any liability involving accidents in the house, games rooms, sauna, garden, woods and fields. It is the renter's responsibility to take care during their stay and watch children, at all times.
8. Smoking - No smoking in the house, games room and sauna. Smoking is permitted outside. Cigarette butts to be collected and disposed off in a plastic bag and put in the outdoor waste bin or collected in a tub and thrown away. Additional cleaning charge if not disposed of - £15.
9. Linens / Towels / Throws / Pillows - **Please bring own towels for use at the beach, after dirty activities and removing makeup.** Towels and linens that we are unable to re-use after laundering will be disposed of, and guest charged for replacement. Bath sheet - £25, Bath Towel - £20, Hand Towel - £15, Face Cloth - £10, Robe - £25. Similarly, missing items ie. Robes, bed throws, occasional pillows will be charged at £25 for robes, £75 for bed throws, and £40 for occasional pillows.

10. Logs - All log bags to be charged at £8 per bag and kindling bags at £5 per bag. 20 bags are provided at check-in and inventory to be completed by staff at check-out. Chargeable bags to be invoiced post check-out.
11. Carpets - No shoes allowed on the carpets. In the event of a spill, please use carpet cleaner and dab the stain.
12. Extra cleaning charges - The house is cleaned spotlessly for each guest, and hope that our guests treat the house as they would their own. Upon check-out, please leave the house in a tidy state, remove rubbish and leave furniture in their original locations. Our staff report the check-out condition, and if left with an above normal amount of deep cleaning, we charge £50 p/hr, invoiced after the stay.
13. Noise - We have neighbours, and like to keep them happy so please be respectful with the volume of music, general noise, etc.
14. Left Items - We are able to return left items at a cost of £20 for 2 items (if within normal weight). Postage to be added to invoice post stay, and due upon receipt.
15. No camping allowed.
16. Gates must be kept shut at all times.
17. Events/Parties/Celebrations - All event plans/programs and outside suppliers to events must be approved by the owner. A 10-20% surcharge to the booking cost will apply for all supplier communication and planning to cover labour, house/land rental cost, additional wear and tear etc. Surcharge to be agreed at time of booking and dependant upon nature of event and owner management involvement.
18. Check-out - Remove all duvet covers, bed sheets and pillowcases (**not mattress protectors or the pillow protectors**) and place in plastic bags provided. Place all used towels in bags provided also. A fee of £30 will apply if not done so.
19. Damage Deposit - £500 refundable damage deposit due at time of booking. All damaged/broken/missing/stained items must be reported (please note in back of log book) and paid for post check-out. Staff also conduct a house inventory upon each turnover, and report damaged/missing/broken/stained items. Value of items to be deducted from the damage deposit and the balance refunded. For any repairs or professional cleaning needed, a contractors invoice will be obtained and forwarded to guest for prompt payment.
20. Invoices - Invoices will be produced post stay for any additional charges incurred ie. logs. Please pay promptly upon receipt.