



Rental Agreement

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Booking Date by the "Guest", the "Owner" and the manager, or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the unit described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein. Laik Ltd "Rental Agent", "we", "us", "our" acts as agents for the Owners. Laik Ltd does not own the properties advertised on our website. This contract becomes legally binding once the booking confirmation has been issued.

1. Occupancy

1. The Guest agrees that no more than the maximum number of persons included in the booking shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon the Guest under this Agreement.
2. The lead name on the booking (Guest) must be over 18 years old and must be present during the duration of the booking. The lead Guest is responsible for all the Guests.
3. Laik Ltd reserves the right to refuse any bookings, in particular bookings from: groups of people under the age of 21, hen or stag parties.

2. Condition and Use of the Property

1. The Property is provided in "as is" condition. The Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access. The Rental Agent shall not be held responsible for such item's failure to work but will make every effort to correct any issues when reported as quickly as possible.
2. The Guest acknowledges that the use of amenities such as pools, hot tubs, firepits, BBQs and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.
3. The Guest shall use the Property for holiday accommodation purposes only and in a careful manner to prevent any damage or loss to the Property and always keep the Property in a clean and sanitary condition.
4. The Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbours, nor shall the Guest use the Property for any immoral, offensive, or unlawful purposes, nor violate any law or association rules, nor commit waste or nuisance on or about the Property.
5. The Guest agrees to adhere to the quiet hours of between 10pm and 7am.



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6. The Guest will not bring any animals onto the Property without written consent from the Agent, or this is expressly agreed in the booking confirmation.
7. Guests with allergies should be aware that we cannot guarantee that there have been no dogs previously kept at the property, nor can we accept any liability for any suffering which may occur as a result of such pets having been present.

3. Default

1. If the Guest should fail to comply with the conditions and obligations of this Agreement, the Guest shall surrender the Property, remove all the Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

4. Assignment or Sublease

1. The Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Rental Agreement.

5. Risk of Loss and Indemnification

1. The Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by the Guest or their permitted guests and visitors shall be at the sole risk of the Guest with regard to any theft, damage, destruction or other loss and the Rental Agent shall not be responsible or liable for any reason.
2. The Guest hereby covenants and agrees to indemnify and hold harmless the Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, legal fees incurred by the Guest, permitted guests, visitors or agents, representatives or successors of the Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by the Guest or family and visitors of the Guest in or about the Property and the Guest expressly agrees to save and hold the Rental Agent harmless in all such cases.
3. Laik Ltd will not be held responsible for the condition of the Property, any disturbance, noise, malfunction of equipment or supply of utilities to the Property during the Guest's stay.



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6. Release

1. The Guest hereby waives and releases any claims against the Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by the Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. The Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

7. Entry and Inspection

1. The Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective clients, tradesmen or other authorised persons. If the Rental Agent has a reasonable belief that there is imminent danger to any person or property, the Rental Agent may enter the Property without advance notice.

8. Unavailability of Property

1. In the event that the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of the Rental Agent, the Rental Agent will apply due diligence and efforts in good faith to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest.
2. If such replacement property cannot be found and made available, the Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and the Guest and the Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Rental Agreement.

9. Payments

1. We require a full payment at the time of booking in order to secure the dates. The booking will not be confirmed until the payment had been received.



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10. Cancellations

1. Laik Ltd advises the Guest to obtain personal holiday cancellation insurance (not to be provided by us or the Owner).
2. To receive any refund, the Guest must have chosen a refundable cancellation policy at the time of booking.
3. For a full refund cancellation must be at least 30 days before check-in. Alternately if the cancellation is within 48 hours of booking and occurs at least 14 days before check-in.
4. If the cancellation occurs between 7 and 30 days before check-in, the Guest will be entitled to a 50% refund for all nights. If the cancellation occurs less than 7 days before check-in, the Guest will not be entitled to any refund.

11. Change of Dates

1. Laik Ltd might allow a change of dates once the booking confirmation has been issued, even for non-refundable bookings. In this case the following stipulations must be met:
 - The Property must be available for the new dates
 - The change of dates must be for the same property, we cannot move bookings between properties.
 - The request has to be made at least 1 month prior to the arrival date (otherwise normal cancellation terms will apply).
 - We reserve a right to charge an administration charge of £25 (+VAT) for the change on top of any price difference.
 - If the new dates selected are cheaper the difference will be refunded to the Guest.

12. Refunds

1. Any refunds that may be owed in compliance with the refund policy detailed on the specific website, online travel agent (OTA) or platform used to make the booking shall be processed and returned within 45 days following the date of check-out of the original reservation for which the refund is requested.

13. Damages and Security Deposits

1. Laik Ltd reserve a right to secure £500 from the payment card used on booking. This is a temporary hold and it will be auto refunded to the Guest withing 10 working days of the check out if:
 - The property was left clean and tidy, nothing was broken, damaged, or needed replacing.
 - No extra people were found to be staying at the property.
 - The Guest left the property promptly upon or before the agreed check out time.
2. Any suspected damages reported by the Rental Agent or the Owner will be addressed in writing to the Guest by the Rental Agent before any charges are made, and so the Guest will have chance to contest any claim.



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14. VAT

1. Many Owners are not registered for VAT, in which case no tax is payable. Where VAT is payable the tax is included in the Rental Fee, at the rate applicable on the date of payment. Laik Ltd reserves the right to adjust prices quoted by any means due to errors or omissions or changes in the VAT rate.

15. Complaints

1. Any complaints should be sent to Laik Ltd in writing. Complaints can be emailed to stay@laik.co.uk.
2. Laik Ltd acts as the Rental Agent on behalf of the Owner of the Property and as such the Owner is primarily responsible for settling complaints relating to the provision of the Property. However, as a matter of goodwill Laik Ltd will agree to help settle any dispute between these two parties.

16. Lost Property

1. Lost property should be reported as soon as possible. Laik Ltd will keep hold of any found items for 10 days. We are happy to post back any lost items. A £10 handling fee plus packaging and postage payable by BACS transfer applies. All items will be posted by Royal Mail Tracked service.

17. Additional Terms to the Rental Agreement

1. In addition to the standard terms included herein, the Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

1. The House Rules attached here to and incorporated into this Agreement.

House Rules

- There is a 100% no smoking policy inside all properties. Failure to adhere to this rule will result in an additional cleaning charge of £250 being assessed and charged to the Guest. Smoking is permitted outside only.
- Check out times are 10am and check in is 4pm. The Agent reserves the right to impose a late check out charge of £40 for each hour the Guest overstays.
- The house rules for the Property listed on the booking platform must be adhered to by the Guest.



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- Pets must not be brought onto the Property without written consent from the Agent, or unless this is expressly agreed in the booking confirmation. Some Owners might restrict pets to specific areas of the property. If the Guest wishes to bring a puppy this has to be clearly communicated to the Agent before booking to obtain written permission from the Owner.
- Please read and understand our refund policy. Reservations are refundable only in compliance with our policy. They cannot be changed or assigned.

This Agreement contains the entire agreement between the parties with regards to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and agreed by both the Guest and the Rental Agent.

This Agreement shall be governed by the laws of The United Kingdom. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected.

Acknowledgment and acceptance of the Rental Agreement and the attached Conditions as well as House Rules are a condition of all rental reservations processed and made through this site. The Guest automatically agrees to this Rental Agreement at the point of booking.