



**The Melfort Club**

## **Rental Agreement**

### **2021 Terms & Conditions**

The following terms and conditions information may prove useful should you be considering making your cottage available for rental during your usual purchased week. We have included a form below for you to complete and return to The Melfort Club (TMC). Please complete and return by post or email. An acknowledgment will be returned upon receipt.

TMC charges a commission of 25% plus VAT of the gross rent received and the net balance will then be paid directly to your bank account by electronic funds transfer. This would normally occur within fourteen days of the end of the week in which the rental occurs. Please note that TMC committee policy does not allow rental monies due, to be offset against any outstanding maintenance fees. Also, rental proceeds will not be paid to any owner having an outstanding maintenance fee balance. We would of course release fees upon clearance of any monies due.

TMC will use its best endeavours to obtain a rental for your property; however, we are unable to guarantee that a rental will be achieved. Currently the market trend is for short bookings, so we will accept these as business dictates. If TMC achieve more than one short break within your week a cleaning charge will be deducted from your rental proceeds for each additional break. The cleaning charges are £40 for a 1-bedroom house, £45 for a 2-bedroom house and £50 for a 3-bedroom house.

Cottage rentals will not be accepted if you have banked the week with an Exchange Company. It is your responsibility to check that your property has not been automatically banked with an Exchange Company and you will be billed an administration fee of £50 and any cost incurred by The Melfort Club due to a double booking.

You should notify us immediately if you decide to offer your cottage to family or friends, rent privately or bank your week with an Exchange Company. We will then remove your cottage from the rental list thus avoiding the possibility of double booking.

The table on page 2 shows the rental tariffs for 2021. The figures are the weekly rates; however, the rates reduce if the cottage remains vacant as the week approaches. Our standard policy is to reduce the rental charge by 15% four weeks before the rental week, 20% at two weeks and finally 25% if it remains un-booked during the week immediately prior to the start date. You will be informed by e-mail or post as soon as a confirmed booking has been established.

You will be advised by TMC 6 weeks prior to your start date if no bookings have been obtained. This will give you the option of banking your week, using it yourself or continuing with renting using the policy detailed above. If you decide to continue renting you are allowing TMC full controls of any decision regarding the rental booking. You can of course notify us if you wish to offer your cottage at a lower rate than advertised and we will market it as a special offer.

### 2021 Tariff

WEEK NO'S	START DATES	1 BEDROOM	2 BEDROOM	3 BEDROOM
3-5	16/01/21 – 30/01/21	£441	£515	£588
6-7	06/02/21 - 13/02/21	£630	£830	£945
8-12	20/02/21- 20/03/21	£494	£567	£641
13-15	27/03/21- 10/04/21	£730	£940	£1103
16-20	17/04/21 -15/05/21	£630	£788	£945
21-25	22/05/21 -19/06/21	£730	£940	£1103
26-34	26/06/21- 21/08/21	£835	£1103	£1286
35-40	28/08/21 - 02/10/21	£730	£940	£1130
41-42	09/10/21 - 16/10/21	£761	£1103	£1155
43	23/10/21	£730	£866	£945
44-50	30/10/21 -16/12/21	£494	£578	£761
51-52	23/12/21 - 30/12/21	£835	£1103	£1286

3 night short breaks are 50% of the full week cost

### Owner Information and Bank Account Details

Name:			Account Reference	
Full address, Including postcode:				
Cottage/Week No:				
E-mail Address:				
Telephone Number:		Mobile Number:		
Bank Sort Code:		Bank Account Number:		
Bank Account Name:				

### AGREEMENT

Please make my cottage available for rent in 2021. *(Must be signed by all those named on the holiday certificate)*

Please tick this box to confirm that I/we have understood and agree to the terms and conditions ☐

Please tick If you wish to place your cottage for rent until further notice or until sold ☐

Signed:..... Signed:..... Date:.....

#### Office Control

☐ Supercontrol ☐ Rent until sold

☐ SAGE ☐ Rent until further notice