

## SUBLET SCHEME 2017

# TERMS & CONDITIONS

The Park provides leisure facilities for family holidays and short weekend breaks. Golden Sands provides an agency service to Holiday Home Owners whereby holiday accommodation can be hired out to holidaymakers.

The 'Sublet Scheme' Agreement is conditional on the following:

### Owners Part:

'You' (the Owner)

1. You agree to hire out your Holiday Home to Holidaymakers through Golden Sands who are acting as your agents for this purpose.
2. All Holiday Homes must be of a modern design, clean, of smart appearance internally and externally and conform to the grading in our current holiday brochure. Golden Sands reserves the right to charge you for cleaning the Holiday Home prior to a holiday letting booking should it not meet Golden Sands standards.
3. Golden Sands reserves the right to re-grade your Holiday Home at any time during the season if it does not conform to Golden Sands policy and specifications set for the grades.
4. You have the responsibility to ensure that the Holiday Home is adequately insured against loss, damage and third party liability. Further details of the Golden Sands recommended scheme through Arthur J Gallagher is available from the Holiday Sales Team.  
  
Please note, the additional cover is an extension of the main Insurance Scheme so you must hold the main policy in order to qualify for the additional.
5. Your Holiday Home must be fully equipped with all items listed in the Standard Inventory (details found in the Sublet Scheme Inventory Guide). The Park General Manager or Holiday Sales Manager will provide you with further details and any special requirements for Holiday Homes hired out on Park.
6. All personal belongings MUST be packed up and removed from your Holiday Home before any hiring commences. (If we are required to do this on Park on your behalf, you will incur a charge to your Owners Account). The Park accept no responsibility for any personal items being left in the caravan Holiday Home.
7. The Holiday Home must be vacated by 10am on the commencing date of the letting period and re-access will not be available until after 4pm on the stated departure date. This is to ensure that terms and conditions of the hiring period are met and the Holiday Home can be thoroughly cleaned ready for Holidaymakers and for you on your return.
8. Gas and electrical appliances must be inspected once a year. Appliances will be inspected in accordance with Golden Sands' guidelines, (which are set out in the Park Rules). Inspection certificates must be shown and will be held on Park and Golden Sands reserves the right to charge for inspection. Such charges are payable upon rendering of account.
9. Gas bottles must be stored outside the Holiday Home in an adequately ventilated, non-combustible area. Gas bottles will be billed as used and the amount of electricity used at your Holiday Home is recorded and an invoice sent to you at the end of the season.
10. Three labelled sets of keys per Holiday Home should be handed to the Holiday Sales Manager prior to hiring commencing at the beginning of the season.
11. To change Owner hire dates please call the Holiday Sales Manager to check availability on: 01745 343606  
Mon-Fri, 9am-5pm.  
If your Holiday Home is vacant we will happily reserve it for your own use and this will be confirmed in writing. However, this is subject to availability.  
Any cancellation from the scheme requires a minimum 6 weeks notice.

### Golden Sands Part:

'We' (Golden Sands)

1. We will promote holidays via direct mail, brochure, print advertising, online advertising and third party travel operators.
2. We will carry out all correspondence with customers and general administration for all bookings.
3. We will collect all monies on the Owners behalf.
4. We will clean the Holiday Home between hires (any cleaning required after Owner booked dates will incur a charge).
5. We will replace any equipment, breakages and renew Calor gas cylinders when empty. (Replacements, breakage charges and gas cylinders will be charged to the Owner's account and are payable upon rendering the account).
6. We reserve the right to carry out all repairs and replacements to maintain the Holiday Home to the required standard and to charge all expenses incurred to the Owner's account.
7. We will arrange for the inspection of gas and electricity appliances each year.
8. We will send a Statement of Account to the Owner at the end of each season, detailing lettings for that season. (The 'end of season' may differ year by year at the discretion of Golden Sands).
9. The Golden Sands Holiday brochure details prices for complete holiday packages that are inclusive of VAT, park entertainment fees and access to facilities. The entertainment charge is retained by Golden Sands.

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# TERMS & CONDITIONS CONTINUED...

10. The price for the accommodation is subject to deductions necessary for the range of discounts, reductions and part weeks which are essential for us to offer the Holidaymakers, in order to achieve maximum bookings for you (the Owner).
- Some of these offers are published in the Holiday Brochure but additional offers may be made according to the season and demand.
11. Our commission charges are 19%+ VAT (Monthly payments are optional and made up to the end of the preceding month at a charge of 28% +VAT).
12. Brochure prices are inclusive of VAT. However certain Holiday Homes are hired on behalf of Owners who are not VAT registered and in this case the booking charge is not subject to VAT, but a further handling fee (equivalent to the VAT rate) will be charged so that the final holiday price matches that of similar accommodation.
13. Following the deduction of all necessary hiring expenses, discounts, handling and commission charges plus any other charges payable, all income earned will be credited to the Owner's Account.
14. Charges for conducting this service are partly offset by interest earned on the fact that the payout is not made until the end of the season.
15. Payment of the earnings will be credited to your account further to any deductions being made for any outstanding charges. Should you require payment of the remaining, this will be in the form of a cheque. Please speak with the Holiday Sales Team for any further details on: 01745 343 606.
16. Should your Holiday Home be repossessed during the hiring period, Golden Sands reserves the right to retain your earnings to cover any debt in your rent ledger.
- Where we need to discharge any finance obligations you (the Owner) have incurred or we have any obligations to the person providing the finance arising from your default, we can use the money that you have earned from letting to reduce or discharge the finance or reimburse Golden Sands for money paid to the person providing the finance.
17. Cover for loss/damage arising from theft, attempted theft, malicious acts of vandalism caused by a customer lawfully in your holiday home is not included under our recommended Arthur J Gallagher insurance scheme as standard. Please check with your own insurer if you are not with Arthur J Gallagher. However, subject to an additional cost being paid by the owner, it can be provided. Please ask at reception for further details.
18. Golden Sands reserves the right to cancel the Sublet Agreement at any stage.

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I/We have read and understand the terms and conditions of the 'Sublet Scheme' and hereby agree by them and ensure that all personal items are removed prior to any sublet.

Signature/s \_\_\_\_\_

Print Name/s \_\_\_\_\_

Date \_\_\_\_\_