

# RULES & PROCEDURES

## ARDLAIR LODGE

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This letter sets out the terms on which Ardlair Lodge, lets you, the Tenant, the sport and accommodation controlled by the Lodge.

- **Period**

The let will be for the period stated on your Tenancy Agreement. Entry will be after 4.00pm on the day of arrival and exit will be by 10am on the day of departure. Tenancies run from Sunday to Sunday (unless otherwise agreed), and tenants are requested to adhere to the above times to facilitate changeover.

- **Payment Terms**

50% is payable as a non-refundable deposit to confirm the booking. The balance is payable twelve weeks prior to the commencement of the tenancy. Payments should be by bank transfer:

Account	00202185	Bank:	Bank of Scotland
Sort Code	80-06-87	IBAN:	GB10 BOFS 8006 8700 2021 85
		BIC:	BOFSGB21292

In the event that the balance payment has not been received by the due date, we reserve the right to re-let, whilst holding you liable for full payment.

If the tenant cancels after payment of the deposit and/or final payment, we will endeavour to re-let. If we are successful in re-letting, amounts paid by the tenant in respect of the let will be refunded, subject to deduction of 15% plus VAT and any loss of rent. Any loss of rent through tenant's cancellation is their liability.

In the event of Ardlair Lodge cancelling the booking, the firm's liability arising out of the cancellation of the booking, for any reason whatsoever, will be restricted to reimbursement of the monies paid to Ardlair to date or the cost of the sport and accommodation booked, whichever is the lesser, unless specifically stated otherwise.

- **Insurance**

Ardlair Lodge cannot accept liability for personal injury or illness or loss or damage to luggage or other belongings or for any delay, inconvenience or other loss. A proper respect for the nature of the terrain and facilities and the vagaries of the Scottish weather must be accepted. You and your party will be solely responsible for your and their personal safety and without prejudice to that generality any equipment that is used is entirely at the risk of the sportsmen using it.

- **Keepers/Stalkers/Ghillies**

The Manager, Keepers and their instructions and decisions on all matters relating to the let are final and must be followed by you and any member of your party. Failure to carry out these instructions may result in the cancellation of the remainder of the let. In the event of cancellation in terms of this Clause there will be no right to a refund or to compensation.



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- **Accommodation**

You will have the use of Ardlair Lodge for the period of the let and fresh linen and towels will be available at the start of the tenancy. Please note that the maximum number of allowed in the Lodge at any one time is 10 guests.

Please note: If your party size exceeds the maximum number of guests, the Lodge reserves the right to charge an additional £120 plus VAT per person per week or part thereof.

If you are arranging deliveries (drinks), please make sure you book a slot well in advance to arrive no earlier than the day before your arrival, or the day of your arrival. The Lodge cannot be responsible for these. Food deliveries, under no circumstances, can arrive before your arrival.

The tenant will be responsible for replacing any items of glass, crockery or linen damaged during the tenancy. Tenants are asked to treat all fabrics and furniture with care and to avoid spilling drinks or food. Tenants will be charged for any damage done. There is a non-smoking policy throughout Ardlair Lodge.

Please contact Barbara Macdonald (tel. +44 1445 760207 or [barbara@letterewe-estate.com](mailto:barbara@letterewe-estate.com)) well in advance of your tenancy to confirm details of your party.

All catering is the responsibility of the tenants at their expense. Cooks are responsible for cleaning the kitchen before departure.

The tenant accepts the property to be in a good and sufficient order and repair, and in a clean and tidy condition, and is responsible for leaving it in the same good order. The tenant undertakes to vacate the property at the end of the period of let.

Fresh linen & towels are provided, no midweek bed changes are done.

- **Gratuities**

The tipping of fishing staff and domestic staff is a traditional part of British shooting etiquette and is strictly personal between the sportsman and the staff. We will gladly advise on rates. As a guide, we would suggest:

Fishing Ghillie	£10 per rod per day
Housekeeper	£15 per person per week

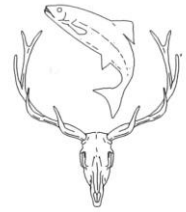
- **Sport**

**FISHING:**

We have excellent brown trout fishing on several lochs.

It is a condition of this tenancy that all those fishing from boats must wear life jackets, an adequate supply of which are provided with the boats.

To reach Fionn loch a 4x4 car is required as the track isn't suitable for normal cars.



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### **Chronic Wasting Disease**

We would like to draw attention to Chronic Wasting Disease (CWD). This is a highly infectious disease affecting wild and farmed deer. It is currently restricted to the USA and Canada. There are currently no known treatments or vaccines. As a countryside user visiting the UK/USA/Canada, please be aware of the Bio Security risks and ensure that all your stalking equipment and clothing is clean of all possible contaminants.

USA/Canadian visitors should consider borrowing all necessary clothing/equipment in the UK.

- **Dogs**

At Ardlair Lodge well behaved dogs are allowed in the main house, but **strictly not** in the bedrooms.

There should be no more than **TWO** dogs at any one time and they must be kept under proper control at all times. Should your dog(s) cause any damage (e.g. to the bedrooms) then we are obliged to have these professionally cleaned and/or repaired. You will be charged accordingly.

Dog poo should be kept off all garden areas, paths and walking areas.