

Damage Deposit Terms & Conditions for J T Fox Homes Limited

Registered address: St Hybalds Church, Manton, Gainsborough, Lincolnshire DN21 4JT

Company no: 16374745

Registered in England and Wales

Damage Deposit Agreement

By confirming and occupying the property, the guest agrees to the following Damage Deposit Terms & Conditions

1. Damage Deposit Amount

A refundable damage deposit (as detailed on the invoice supplied) is required prior to check-in. The deposit is held against potential damages, excessive cleaning, missing items, or breaches of house rules during the stay.

2. Purpose of the Deposit

The damage deposit may be used to cover:

- Damage to the property, bedding, furniture, appliances, fixtures, or fittings
- Missing or stolen items
- Excessive cleaning requirements beyond normal use, including stains to carpets and bedding
- Smoking inside the property
- Unauthorised pets or guests
- Noise complaints or disturbances resulting in fines or penalties
- Keys not returned or lock replacement costs
- Any breach of the property's house rules

3. Property Condition

Guests are expected to leave the property in a clean and reasonable condition comparable to check-in condition.

4. Inspection

The property will be inspected after check-out. Any damages or issues identified will be documented and communicated to the guest where applicable.

5. Deposit Refund

If no damages, losses, or additional charges are identified, the damage deposit will be refunded to the original payment method (for example, Stripe or bank transfer) and may take up to 7 working days to appear, depending on the guest's payment provider.

6. Partial or Full Retention

The host reserves the right to retain part or all of the deposit where costs are incurred due to damage, missing items, excessive cleaning, or rule violations as detailed in item 2 – purpose of the deposit. Where repair or replacement costs exceed the deposit amount, the guest may be liable for additional charges.

7. Reporting Damage

Guests must notify the host immediately of any damage occurring during their stay. Prompt reporting may help minimise repair costs and disputes.

8. Liability

The host is not responsible for loss, theft, or damage to guests' personal belongings during the stay.

9. Agreement

By booking and staying at the property, guests acknowledge that they have read, understood, and agreed to the Damage Deposit Terms & Conditions, Refund Policy and the Excluded Holiday Let Agreement and House Rules.

Damage Deposit Terms & Conditions for Art Lane Property

Registered address: 2 King Street, Winterton, North Lincolnshire, DN15 9RN
Mr C P Clayton, Mr A C Lugsden, Mr T S Fox trading as Art Lane Property

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Damage Deposit Terms & Conditions for MJ Smart Stays Limited

Registered address: The Cottage Brook Lane, Scawby Brook, Brigg, North Lincolnshire, United Kingdom, DN20 9JY

Company no: 17299306

Registered in England and Wales

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Damage Deposit Terms & Conditions for J M Fox Living Limited

Registered address: 50-54 Oswald Road, Scunthorpe, England, DN15 7PQ

Company no: 17435286

Registered in England and Wales

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