

1. Bookings and payments purchase the right to be a guest within an Abodebed apartment for and not exceeding the agreed number of nights specified in the booking confirmation. Acceptance of our Terms and Conditions are implied and activated upon booking confirmation, by payment of a deposit or full balance and/or entry to stay in one or more of our apartments.
2. **Serviced Accommodation Licence (No Tenancy)**
 - 2.1 **Licence to occupy only**

Abodebed grants the guest and their expressly permitted guests (“**Guests**”) a personal, non-exclusive, non-transferable, revocable licence to occupy the accommodation identified in the booking confirmation (“**Accommodation**”) for the period confirmed in the booking (“**Permitted Period**”). This agreement is not intended to create, and shall not be treated as creating, a tenancy or lease.
 - 2.2 **No exclusive possession**

The Guests acknowledge and agree that they do not have exclusive possession of the Accommodation. Abodebed retains legal possession and control of the Accommodation at all times for servicing the Accommodation, for maintenance, repairs and emergencies; otherwise reasonable notice where practicable.
 - 2.3 **Abodebed access: keys, entry without notice**

Abodebed holds keys and Abodebed, its staff, contractors and other authorised persons may enter the Accommodation at any time and without prior notice for the purposes of operating serviced accommodation, including (without limitation):

 - (a) scheduled servicing, linen refresh and housekeeping;
 - (b) inspections, compliance checks and safety testing;
 - (c) repairs, maintenance, replacements and remedial works;
 - (d) dealing with emergencies, suspected damage, or where Abodebed reasonably considers urgent entry is required; and
 - (e) any other reasonable operational or management purpose.

The Guests must not interfere with Abodebed’s access (including by fitting additional locks, chains or alarm systems) and must not do anything that prevents or delays entry.
 - 2.4 **Servicing / housekeeping (minimum weekly)**

The Accommodation is provided as serviced short-stay accommodation. Abodebed will provide servicing on at least a weekly basis, which includes a linen refresh at least once per week. Where the Guests refuse housekeeping access, Abodebed may (at its discretion) provide the service by leaving fresh linen and/or consumables for collection/use, and the Guests agree that such refusal does not convert the arrangement into exclusive possession or a tenancy.
 - 2.5 **Self-contained unit acknowledged**

The Accommodation may be self-contained. The Guests acknowledge that self-containment does not mean the Guests have exclusive possession, and that Abodebed’s retained control and servicing rights apply in full.
 - 2.6 **Temporary accommodation only; not a residence**

The Accommodation may be used only for temporary accommodation for the Permitted Period. The Guests must not use the Accommodation at any time as a home, residence or address, whether primary, secondary or otherwise. The Guest confirms that the Guests have a separate permanent home address elsewhere.
 - 2.7 **No registration / post / address use**

The Guests must not:

 - (a) use the Accommodation as a correspondence address;
 - (b) arrange for post to be delivered other than incidental deliveries during the stay which must be collected promptly;
 - (c) register the Accommodation for any purpose (including with a GP, dentist, school/college, bank, insurer, DVLA, HMRC, benefits, immigration, electoral roll, or any public authority); or
 - (d) represent to any person that the Accommodation is their home or residence.
 - 2.8 **No periodic tenancy; no security of tenure**

The licence ends automatically at the end of the Permitted Period. The Guest has no right to remain beyond that time. Any extension must be expressly agreed in writing by Abodebed. No holding over, and no acceptance of payment after the end of the Permitted Period, creates any periodic tenancy or other right to remain.
 - 2.9 **Intention regarding housing legislation / renters reform**

The parties intend that the occupation is a short-term serviced licence and not a letting of a dwelling-house as a

home. This agreement is intended to fall outside the statutory regimes applicable to residential tenancies (including assured tenancies and any successor or replacement regime introduced by renters reform legislation). Nothing in this clause limits any rights that cannot lawfully be excluded, but the parties agree the factual basis of the booking is temporary serviced accommodation and not residential occupation.

2.10 Daily charging basis

Charges are calculated by reference to a daily rate, even if Abodebed permits payment to be made weekly or monthly for convenience. Payment frequency does not affect the daily-rate basis or the nature of the licence.

2.11 Guest limits and use

Only the Guests named/authorised in the booking may stay. The Accommodation must not be used for any unlawful purpose, business as usual place of work, or for any purpose inconsistent with short-term serviced accommodation.

2.12 Termination, Cancellation and Ending the Licence

(a) Abodebed right to terminate at any time

Abodebed may terminate this licence at any time by giving notice to the Guest (by email, text message, telephone or in writing) where Abodebed considers it reasonably necessary for operational, safety, security, compliance or business reasons, or where the Guests breach these terms.

(b) Immediate termination

Abodebed may terminate immediately (without notice) if, in Abodebed's reasonable opinion, the Guests:

- (i) cause or threaten nuisance, anti-social behaviour, harassment or violence;
- (ii) damage or risk damaging the Accommodation or building;
- (iii) engage in illegal activity;
- (iv) do not pay sums due;
- (v) interfere with access/servicing; or
- (iv) breach clause 2.6 or 2.7 (residential use / registration / post).

2.13 Leaving and belongings

On expiry or termination, the Guests must leave immediately (or by the time stated in the notice). Abodebed may remove and store belongings left behind and may charge reasonable costs of removal/storage. Abodebed is not liable for loss or damage to items left behind except to the extent caused by Abodebed's negligence.

2.14 Regaining possession lawfully

If the Guests do not vacate when required, Abodebed may take lawful steps to recover possession and may recover losses and costs arising from failure to vacate. (For the avoidance of doubt: Abodebed does not waive its position that this is a licence.)

2.15 Guest Warranties Supporting Temporary, Serviced Use

The Guest warrants and undertakes that:

- (a) the booking is for temporary accommodation only;
- (b) the Guest will not treat the Accommodation as a home or residence;
- (c) no Guest will bring in furniture or make alterations;
- (d) no additional locks will be fitted and no action will be taken to prevent Abodebed's access;
- (e) the Guest will provide (on request) ID and a permanent home address, and will promptly notify Abodebed if circumstances change such that any Guest may be at risk of treating the Accommodation as a residence.

3. Identification

Guests are required to provide full name, address and contact details prior to receipt of apartment keys. Photographic identification (ID) may be requested either prior to or on arrival. For visitors from outside the UK, this should be a passport. For UK residents, this should be one form of photographic ID (driving licence, or if driving licence is not available, another form of photographic ID, e.g. passport and one document (which must be either a utility bill, council tax bill or bank document) for proof of address. Please note that when payment for the booking is by debit/credit card, photographic ID and proof of address to match the payment card used **must be provided** if requested. The management reserves the right to refuse to proceed with a booking **at any time** including time of arrival, with **no refund** if no satisfactory ID to match payment card can be provided.

4. Non-registered Guests

Only guests who are named on the booking may reside in an Abodebed apartment. **Guests are not permitted to invite non-guests to stay overnight in an Abodebed apartment.** Additional guests must be registered and there will be an additional £25 fee charge per guest per night. Note: It is forbidden to leave non-registered guests alone in the

apartment. If no registered guests are present, non-registered guests **will be asked to leave**. The management reserve the right to immediately terminate the booking with no refund in such circumstances.

5. **Deposits**

There is no confirmed reservation until a deposit is accepted with the relevant guest registration details. The minimum deposit will be 25% of the total rental charge or of one month's rent for longer booking periods. The balance must be paid at least 4 weeks prior to arrival. For bookings with less than 4 weeks to arrival, the full balance must be paid with the booking. VAT where applicable is included in the prices shown at the standard rate at the time of going to print. Abodebed reserves the right to adjust this should legislation require.

6. **Intermediary bookings**

Where a booking is made via an intermediary (booking agent or other), and where payment is collected from the booker by the intermediary, Abodebed Ltd reserve the right (if the guest is already in residence) to terminate the booking with a minimum of 24 hours' notice to vacate our apartment in the circumstance where the intermediary enters administration or if the payment is late by 21 days or more.

7. **Cancellations and Refunds**

Abodebed reserves the right to refuse any booking without stating a reason or to cancel, modify or alter arrangements made by the guest. In the unlikely event that the accommodation ceases to be available for the period of the booking, then Abodebed shall try to arrange alternative accommodation and if this is not acceptable to the guest, all monies paid shall be refunded to the guest in full, and the liability of Abodebed shall then cease.

8. **Refusal of Admission**

Abodebed reserves the right to refuse admission to any guest who has a booking if there are concerns about the security of its properties or safety of its staff and that of any sub-contractors.

9. **Security / Damage Deposit**

The Guest is responsible for taking all reasonable care of the apartment, its fixtures and fittings and its contents. The Guest agrees to keep the accommodation in the same state of repair and conditions as at the commencement of the stay. We reserve the right to charge a security/damage deposit of a minimum of £250 per apartment to cover against loss and/or damage to the apartment, its fixtures and fittings and contents, for example but not limited to damage caused by negligence or deliberate act of vandalism by the Guest or their party, additional cleaning costs due to the apartment being left in an unacceptable state, excessive electricity usage, and breaches to regulations such as smoking in the apartment or causing any disturbance to other residents. **The apartments are forbidden to be used for parties or other non-residential activity without prior agreement.**

Deposits may also be used by Abodebed Management in the event of unauthorised extra guests using the apartment and facilities, the loss of keys or parking permits or unauthorised removal of items from one apartment to another, for example but not limited to bedding, towels, linens and kitchen equipment.

We recommend that all Guests review equipment/condition with the Abodebed representative at the time of check-in. We will accept notification of damage found as pre-existing within the initial 24-hour period following the Guest's arrival. Should the damage come to light after the Guest's departure, we reserve the right to charge the card details provided upon arrival. Where the Guest denies responsibility for the reported loss/damage, we will accept the word of our staff as binding and the appropriate level of compensation will be deducted from the deposit. Guests should note that where appropriate, charges for damage will include a charge for the apartment being out of service while any remedial work takes place.

10. **Cancellation Policy**

If you change your mind, you can cancel your booking and receive a full refund within 24 hours of making your booking. Simply call or email us with your reservation number. Thereafter, if you wish to cancel, we will refund whatever you have paid up to that date, *subject to our ability to re-let the property over your dates and subject to an administration fee of £25*. Payments made for **discounted bookings** are **non-refundable** unless an exception is agreed by Abodebed Management in writing at the time of booking. No-shows are non-refundable.

NB: Guests are advised to ensure they have adequate travel insurance cover for any loss due to cancellation.

11. **Possessions**

The proprietor(s) are not liable for the theft of or damage to any property left in an Abodebed apartment or in the car park. Guests must ensure that apartment doors and windows are securely locked when they are out. Guests are responsible for the security of any vehicles they park in the car park. **Guests are recommended to ensure they are covered by a valid travel insurance policy.**

12. **Use of car park**

Guests who require parking onsite are required to request this in advance. Parking is permitted only in a designated Abodebed parking bay. The proprietor(s) are not liable for any parking fines incurred due to parking in non-designated spaces. One space per apartment is provided free of charge as part of the guests booking. Additional spaces can be provided, subject to availability and by prior agreement with Abodebed Management. Additional parking fee applies.

13. **Check-in/Check-out**

Check-in is from 2pm and check-out is by 10am. Earlier check-in or later check-out times can only apply with express prior approval by Abodebed Management.

14. **General**

Abodebed Ltd operates a policy of continuous improvement and reserves the right to change/move furniture in all apartments. As such, whilst we make every effort to ensure accuracy and currency of all photographs, changes to furnishings may not be reflected in photographs displayed on this website.

*** The proprietor reserves the right to terminate residency without refund if either of these terms is broken.**

This agreement is governed by the laws of England and Wales.