2cHolidays
Rental Agreement

About you

Is the property jointly owned YES / NO

Name of owner(s)

Address

Postcode

Mobile

Home

Email

Relationship between owners

Second contact - if you wish to nominate a second contact, please give details here:

Name

Mobile

Email

Who will be the primary contact OWNER / SECOND CONTACT

These details will be used for the calendar login, email contact, booking notification and first call for queries.

Please email signed copy to: ownerservices@2cHolidays.co.uk or post a copy to: 2cHolidays Limited, Fitzroy House, 32 Market Place, Swaffham, Norfolk, PE37 7QH
A copy of the agreement will be sent to you for your records once your property is live.

About the property

Is your holiday home: CARAVAN / LODGE / CHALET / COTTAGE / HOUSE / BEACH HUT / OTHER

If other, please specify

Location / Park / Address

If on a holiday park, pitch or caravan number

If on a holiday park, pitch agreement length and dates

If a caravan or lodge, length and width of property

If a caravan or lodge, model and year

If a cottage or house, year of build

Do you have a sea, lake or pond view YES / NO if yes, please specify SEA / LAKE / POND

If yes, is it FULL UNINTERRUPTED VIEW / PARTIAL VIEW

Do you have any decking YES / NO if yes, please specify FULL WRAP / SIDE / FRONT

Do you have any outside furniture? YES / NO if yes, please specify

Please state parking arrangements for the property STREET / ALLOCATED PARKING / NEARBY HARDSTANDING / CAR PARK

Are you happy to allow dogs to stay YES / NO if yes, please specify maximum number of dogs allowed:

How many bedrooms 1 / 2 / 3 / 4 / more than 4

Please specify beds: ie bed 1 – 1 x double, bed 2 – 2 x singles, bed 3 – 2 x single bunk beds

Bed 1 Bed 2

Bed 3 Bed 4

Do you have a double sofa bed in the living area YES / NO

Total number of people able to sleep in property

How many bathrooms?

Please tick all that apply, Bathroom 1 is considered the family bathroom:

Bathroom 1 – Toilet, Sink, Shower, Bath

Bathroom 2 – Toilet, Sink, Shower, Bath

Bathroom 3 – Toilet, Sink, Shower, Bath

Bathroom 4 – Toilet, Sink, Shower, Bath

Are any of these bathrooms en suite YES / NO is it a Jack and Jill entry YES / NO If so, which rooms have entry? ie hallway and master bedroom

Additional bathroom facilities ie wet room, disabled adapted

Does your property have double glazing YES / NO

What heating does your property have NONE / CENTRAL HEATING (all rooms with radiators run from a central boiler) / BLOW AIR (vents in bedrooms run from gas boiler) / PANELS (electric radiators in bedrooms)

Do you have a fire in the living area YES / NO please indicate GAS / ELECTRIC / OTHER

Are all heating appliances in full working order YES / NO

Cooker GAS / ELECTRIC

Fridge YES / NO

Freezer compartment YES / NO Full size freezer YES / NO

Microwave (free from rust or signs of age and working fully) YES / NO

Dishwasher YES / NO Washing machine YES / NO

Washer Dryer YES / NO

TV in living area YES / NO size

Is it a SMART TV / SKY / FREEVIEW / DIGIBOX

Built in DVD YES / NO if no, do you have a set-top DVD player YES / NO

Is the remote present and working YES / NO

TVs in bedrooms - please indicate what is available, if anything, in any of the bedrooms

Bed 1 Bed 2

Bed 3 Bed 4

Do you have a fully working games console at the property YES / NO if yes, please specify make and model

Do you have unlimited WiFi in the property YES / NO if yes, please provide username and password.

User Password

Is it your own WiFi or Park contract

Please note we can only advertise WiFi with unlimited data.

Do you have any additional items in the property? ie coffee machine, air fryer, CD player YES / NO if yes, please specify

Please complete our property information quide and return to us.

Please put up a no smoking sticker near the entrance to the property.

Do you have gas at the property YES / NO if yes, is it MAINS GAS / BOTTLED? If bottled, please indicate bottle size 19kg / 47kg. You must have at least two bottles at the property. We also ask that you have at least one full bottle when you commence renting, with the other in use.

If you have bottles, are they chained together YES / NO if yes, please ensure they are locked with a combination lock set to the keysafe code

Do you have a fully working smoke alarm YES / NO

Do you have a fully working CO alarm (where gas is present) YES / NO

Do you have a valid Gas Safety Certificate (where gas is present) YES / NO please provide a copy for our records.

Fire extinguisher / Fire blanket YES / NO

Do you have a current electrical certifcate YES / NO

Do you have insurance in place, covering you for private holiday rentals YES / NO

Do you have a video doorbell / CCTV YES / NO

Keys

We use a keysafe system for guests to access the property. Where available we charge £50 to supply and fit a keysafe. Where possible, would you like us to do this for you YES / NO

If no, please confirm that you will install the keysafe at the property and agree to use the keysafe code that we provide YES / NO. We will liaise with you about getting the keys into the keysafe. We will need one key for each door in the keysafe and a spare set made available. If you are based on a holiday park, these will be left with the park for emergencies. If you are not based on a park, we will liaise with you to decide the best course of action.

Please list any dates that you wish to use the caravan for your own use. Please include any dates that you DO NOT want us to rent your property

Date you would like to RENT FROM / ACCEPT BOOKINGS

Would you like us to open the calendar for the next calendar year when listing your property? YES / NO

Please note the terms and conditions surrounding this.

Where available would you like us to arrange cleaning of the property following each guest, using a preferred local supplier YES / NO if no, please state who will be cleaning after each guest

Once you have prepared the property and the calendar is open, we will carry out a New Property Check (NPC) before any guests arrive. The cleaning fee will be applied to your account.
Please confirm you understand and accept this YES / NO
Please confirm that you are happy for 2cHolidays to carry out low level maintenance at your property as required. If the maintenance is likely to cost more than £50 plus VAT, we will contact you to gain permission to proceed YES / NO
Please confirm that you give 2cHolidays, or any representative from 2cHolidays, permission to enter your property with valid reason YES / NO
Please confirm that you give 2cHolidays, or any representative from 2cHolidays, authority to act on your behalf with the relevant holiday park (where applicable) when necessary, and always in the best interest of the owner YES / NO

Bank details for payments

Name of Bank

Exact name as it appears on your account

Account Number Sort Code

Marketing info

We will update the photos of your property periodically throughout the rental period. We reserve the right to use these photos for marketing purposes. Copyright remains with 2cHolidays and photos cannot be used without our permission.

☐ Please tick to acknowledge your understanding of this.

How did you hear about 2cHolidays?

If you were referred by another owner, please give their name and property reference here so that they receive their referral fee.

Please note the pricing structure and terms and conditions are included with this agreement. Please sign below to confirm your understanding and acceptance of the pricing structure in place, and that you have read, understood and accept the terms and conditions for renting with 2cHolidays, along with the brochure supplied with this rental agreement.

☐ Please tick to confirm your understanding and acceptance of the pricing structure in place.

☐ Please tick to confirm you have read, understood and agree to the terms and conditions of renting with 2cHolidays.

Owner

Name

Signature

Date

Second Contact (if joint owner)

Name

Signature

Date

For 2cHolidays

Name

Signature

Date

Holiday Home Price Guide - Maximum 15% Discount

Based on Haven Parks

	School Summer Holidays (including Bank Holiday)		Half Terms, Bank Holidays Easter and Christmas		July		June and September		Off Peak	
Grade and berth	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Topaz 6	£456.00	£536.00	£365.00	£429.00	£342.00	£402.00	£296.00	£349.00	£251.00	£295.00
Topaz 8	£501.00	£590.00	£387.00	£456.00	£365.00	£429.00	£319.00	£375.00	£273.00	£322.00
Sapphire 6	£501.00	£590.00	£387.00	£456.00	£365.00	£429.00	£319.00	£375.00	£273.00	£322.00
Sapphire 8	£547.00	£643.00	£410.00	£483.00	£387.00	£456.00	£342.00	£402.00	£296.00	£349.00
Emerald 6	£547.00	£643.00	£410.00	£483.00	£387.00	£456.00	£342.00	£402.00	£296.00	£349.00
Emerald 8	£593.00	£697.00	£433.00	£509.00	£410.00	£483.00	£365.00	£429.00	£319.00	£375.00
Ruby 6	£593.00	£697.00	£433.00	£509.00	£410.00	£483.00	£387.00	£456.00	£342.00	£402.00
Ruby 8	£638.00	£751.00	£456.00	£536.00	£433.00	£509.00	£410.00	£483.00	£365.00	£429.00
Opal 6	£638.00	£751.00	£456.00	£536.00	£433.00	£509.00	£410.00	£483.00	£365.00	£429.00
Opal 8	£706.00	£831.00	£479.00	£563.00	£456.00	£536.00	£433.00	£509.00	£387.00	£456.00
Diamond 6	£775.00	£912.00	£501.00	£590.00	£479.00	£563.00	£456.00	£536.00	£410.00	£483.00
Diamond 8	£820.00	£965.00	£524.00	£617.00	£501.00	£590.00	£479.00	£563.00	£433.00	£509.00
Platinum 6	£843.00	£992.00	£547.00	£643.00	£524.00	£617.00	£501.00	£590.00	£456.00	£536.00
Platinum 8	£889.00	£1,046.00	£570.00	£670.00	£547.00	£643.00	£524.00	£617.00	£501.00	£590.00
Platinum Deluxe 6	£957.00	£1,126.00	£661.00	£777.00	£615.00	£724.00	£593.00	£697.00	£570.00	£670.00
Platinum Deluxe 8	£1,048.00	£1,233.00	£775.00	£912.00	£752.00	£885.00	£661.00	£777.00	£638.00	£751.00
Pearl 6 (bespoke) from	£1,253.00		£889.00		£843.00		£798.00		£752.00	
Pearl 8 (bespoke) from	£1,345.00		£980.00		£934.00		£889.00		£843.00	

Holiday Home Price Guide - Maximum 30% Discount

Based on Parkdean Resorts, Park Holidays, Independent Parks and Cottages

	School Summer Holidays (including Bank Holiday)		Half Terms, Bank Holidays Easter and Christmas		July		June and September		Off Peak	
Grade and berth	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Topaz 6	£375.00	£536.00	£300.00	£429.00	£282.00	£402.00	£244.00	£349.00	£206.00	£295.00
Topaz 8	£413.00	£590.00	£319.00	£456.00	£300.00	£429.00	£263.00	£375.00	£225.00	£322.00
Sapphire 6	£413.00	£590.00	£319.00	£456.00	£300.00	£429.00	£263.00	£375.00	£225.00	£322.00
Sapphire 8	£450.00	£643.00	£338.00	£483.00	£319.00	£456.00	£282.00	£402.00	£244.00	£349.00
Emerald 6	£450.00	£643.00	£338.00	£483.00	£319.00	£456.00	£282.00	£402.00	£244.00	£349.00
Emerald 8	£488.00	£697.00	£357.00	£509.00	£338.00	£483.00	£300.00	£429.00	£263.00	£375.00
Ruby 6	£488.00	£697.00	£357.00	£509.00	£338.00	£483.00	£319.00	£456.00	£282.00	£402.00
Ruby 8	£525.00	£751.00	£375.00	£536.00	£357.00	£509.00	£338.00	£483.00	£300.00	£429.00
Opal 6	£525.00	£751.00	£375.00	£536.00	£357.00	£509.00	£338.00	£483.00	£300.00	£429.00
Opal 8	£582.00	£831.00	£394.00	£563.00	£375.00	£536.00	£357.00	£509.00	£319.00	£456.00
Diamond 6	£638.00	£912.00	£413.00	£590.00	£394.00	£563.00	£375.00	£536.00	£338.00	£483.00
Diamond 8	£676.00	£965.00	£432.00	£617.00	£413.00	£590.00	£394.00	£563.00	£357.00	£509.00
Platinum 6	£694.00	£992.00	£450.00	£643.00	£432.00	£617.00	£413.00	£590.00	£375.00	£536.00
Platinum 8	£732.00	£1,046.00	£469.00	£670.00	£450.00	£643.00	£432.00	£617.00	£413.00	£590.00
Platinum Deluxe 6	£788.00	£1,126.00	£544.00	£777.00	£507.00	£724.00	£488.00	£697.00	£469.00	£670.00
Platinum Deluxe 8	£863.00	£1,233.00	£638.00	£912.00	£619.00	£885.00	£544.00	£777.00	£525.00	£751.00
Pearl 6 (bespoke) from	£1,032.00		£732.00		£694.00		£657.00		£619.00	
Pearl 8 (bespoke) from	£1,107.00		£807.00		£769.00		£732.00		£694.00	

Prices paid to the owner - based on a seven-night stay and after discount and commission have been deducted.

February 2025 revision A

2CHOLIDAYS LTD

AGENCY TERMS AND CONDITIONS FOR HOLIDAY LETTINGS

These terms and conditions apply when 2cHolidays Ltd ("Agent") is appointed to manage bookings of holiday accommodation. The terms and conditions form the basis of the Owner's Contract with the Agent and should be read carefully by the Owner before signing the Rental Agreement. Upon signing the Rental Agreement, these terms and conditions become binding upon the Parties

1 Definitions and Interpretation

Agency Period	The Period from commencement of this Agreement until its termination in accordance with the terms of this Agreement
Agent	2cHolidays Ltd
Agent's Charges	19.5% plus VAT of the Rental Fees received in relation to the Property
Agreement	These terms and conditions between the Agent and the Owner
Owner	The Owner of the Property as described on the Rental Agreement The
Parties	Agent and Owner
Property	The Property as described on the Rental Agreement
Rental Fees	The amount payable from a customer in respect of the hire of the Property (including any deposits paid, unless refundable)

2 Appointment of Agent

2.1 The Owner appoints the Agent to act in the promotion and marketing of the Property and to take bookings for holiday lettings. This Agreement is not exclusive, and the Owner may engage other holiday letting agencies, however the Owner should notify the Agent and an enhanced Agent's Charge may be applied.

3 Holiday Lettings

3.1 All holiday lettings shall be made at such prices and on such terms as reasonably determined by the Agent and agreed with the Owner, including the use of discount codes.

3.2 Any bookings entered into, and payments received in that respect, shall be by the Agent on the Owner's behalf.

4 Agent's Duties

4.1 The Agent shall use its best endeavours to promote and market the Property and obtain bookings.

4.2 The Owner agrees that the Agent shall prepare particulars of the Property which shall include a written description and photographs, which shall be added to the Agent's database, website and social media sites.

4.3 The Agent shall, as soon as reasonably practicable, notify the Owner of all bookings and any complaints received in relation to the Property.

4.4 Subject to the terms of this Agreement, the Agent shall be entitled to perform its duties under this Agreement in such manner as it deems fit.

5 Owner's Duties

5.1 The Owner shall be entitled to reserve the Property for their own use, provided the dates are available and the Agent is provided with sufficient notification to avoid double booking.

5.2 The Owner shall ensure that the Property and its fixtures, fittings and contents are kept in a good and safe condition and repaired and replaced as necessary throughout the term of this Agreement. The Owner acknowledges a level of "wear and tear" costs associated with the rental process.

5.3 The Owner shall ensure that the Property is adequately insured (including insurance to cover any claims brought by holidaymakers for loss and damage caused, arising from any defects in the Property and its fixtures, fittings and contents).

5.4 The Owner shall ensure that all gas appliances are tested in accordance with legal requirements, and that all requisite certificates are kept up to date.

5.5 The Owner shall ensure that the Property is kept in good decorative order throughout the period of this Agreement.

5.6 Subject to compliance by the Agent with its obligations under this Agreement, the Owner shall indemnify the Agent against any liability (including but not limited to all costs and expenses which the Agent may reasonably incur in defending any proceedings), which it may incur by reason of it being held out as the Owner's Agent.

6 Payment

6.1 The Agent shall make payment to the Owner of all rental fees payable under this Agreement by the last day of February, June and October of each year by BACS to the Owner's nominated bank account.

6.2 The Agent shall provide an itemised statement with each payment made under clause 6.1 which shall account for all Rental Income, Agent's Charges, and any other expenses incurred by the Agent on the Owner's behalf.

6.3 The Owner authorises the Agent to deduct the Agent's Charges and any other expenses incurred from the payments made under clause 6.1 before payment is made by the Agent.

7 Duration of Agreement and Termination

7.1 This Agreement shall come into force on the date specified in the Rental Agreement and shall continue subject to the following provisions.

7.2 Either Party shall have the right to terminate this Agreement. The Owner must have hosted a minimum of 6 bookings before notice can be given. A minimum of 6 bookings must be held per calendar year. Failure to adhere to this will result in penalty fees being applied. All bookings showing on the calendar at the time of termination must be honoured. Failure to do so will result in further penalty fees being applied. Any sums due to the Owner on termination under this clause shall be paid within 6 weeks of the date of termination, and once any bookings affected have been moved or cancelled and the requisite fees applied to the Owners account.

7.3 Either Party may forthwith terminate this Agreement by giving written notice to the other Party if:

7.3.1 Any sum owing to that Party by the other is not paid within 14 days of its due date, whether a demand for payment is made or not.

7.3.2 A Party commits a breach of the terms of this Agreement which is not capable of remedy, or if a breach is committed by a Party to this Agreement which is capable of remedy and that Party fails to remedy such breach within 14 days after being given written notice of such breach and requiring it to be remedied.

7.4 Either Party has a Bankruptcy Order made against it, goes into liquidation, enters into a Voluntary Arrangement with its creditors or becomes subject to an Administration Order, in either of which case the Agreement shall be terminated forthwith.

7.5 For the purpose of this clause a breach shall be considered as capable of remedy if the party in breach can comply with the request to remedy such breach within 14 days.

7.6 The rights to terminate this Agreement given by this clause 7 shall not prejudice any other right or remedy of either Party in respect of the breach concerned (if any) or any other breach.

7.7 Upon termination of this Agreement the Agent shall cease to promote, market and advertise the Property.

7.8 Should the Owner terminate this Agreement without giving the notice required under clause 7.2, the Agent shall have the right to compensation, including but not limited to the costs of moving bookings to new accommodation and if the Owner is in receipt of monies from the Agent for future bookings, such sums must be refunded within 14 days.

7.9 Where requisite notice of intention to terminate the contract is not provided to the Agent by the Owner, the Agent is entitled to charge a fee of £250 to the Owner. The Agent shall also be entitled to charge the Owner a £150 fee per booking that is required to be cancelled or moved in these circumstances. Failure on the part of the Owner to settle monies due within the timescales set out, will result in the Agent passing the debt to a third party for collection.

8 Nature of Agreement

8.1 The terms of the Agreement contain the entire agreement between the Parties and may not be amended unless agreed between the Parties in writing.

8.2 The Parties acknowledge that by entering into this Agreement, they do not rely on any representation, warranty or other provision except as expressly provided for in this Agreement and all conditions, warranties and other terms implied by statute or common law are excluded to the fullest extent permitted by law.

8.3 No failure or delay by the other Party in exercising any of its rights under this Agreement shall be deemed to be a waiver of such right, no waiver by either Party of the breach of any provision of this Agreement shall be deemed to be a waiver of any subsequent breach of the same, or any other provision.

8.4 This Agreement is personal to the Parties and shall not be assigned, mortgaged or charged, or sub-licenced or sub-contracted or delegated, except for with the written consent of the other Party.

8.5 No term of this Agreement shall create or be deemed to create a partnership or relationship of employer and employee between the Owner and the Agent.

9 Notices and Service

9.1 Any notice or other information required to be given under the terms of this Agreement shall be given by either Party to the other as follows:

9.1.1 By sending prepaid registered first-class post; or
9.1.2 By email to the other Party in accordance with clause 9.2 below.

9.2 Service of any document for the purpose of any legal proceedings arising from this Agreement shall be effected by the Party causing it to be delivered to the other Party at its registered or principle office, or such other address as may be notified by the other Party in writing from time to time.

10 Jurisdiction

10.1 The terms of this Agreement shall be governed and construed in accordance with the laws of England and Wales and the Parties submit to the exclusive jurisdiction of such Courts.