

QUALITY ASSESSMENT

Property name: BONNYRIGG HALL COTTAGE

Grade Awarded: 5 *****

PNO / Property Reference: CC334072

Assessment date: 01/05/18

Postcode: NE47 7AR

Assessor: Ms Annabelle Baker

Audit Section	Question	Grade	Comment(s)	Section grade
	Directions correct	Yes		
	Brochure details correct	Yes		
	Photography correct	Yes		
	Occupied at the time of visit	No		
EXTERIOR	Appearance of buildings	4	Very well maintained property with some minor areas of redecoration recommended	
	Parking, grounds, garden	5	Owner is considering enclosing the garden. I have recommended new garden furniture.	
	Environment & setting	5	Excellent environment with lovely views	
CLEANLINESS	Public areas	5	Overall excellent levels of cleanliness	5
	Bedrooms	5	Overall excellent standards of cleanliness in all rooms	
	Bathrooms	5	Overall excellent levels of cleanliness.	
	Kitchen	5	Overall excellent standards of cleanliness.	
MANAGEMENT EFFICIENCIES	Pre-Arrival Information	5		
	Welcome & arrival	5		
	Guest & tourist information	5		
PUBLIC AREAS	Decoration	5	Professional finish in all aspects of decor	5
	Flooring	5	Excellent condition	
	Furnishings inc. soft, fittings	4	A very good level of comfort	
	Lighting & heating	5	Excellent levels of lighting and heating.	
	Space, comfort, ease of use	3	Overall good use of available space	
BEDROOMS	Decoration	4	Some attention needed to marks on walls and / or ceiling.	5
	Furnishings inc. soft, fittings	5	An excellent level of comfort.	
	Flooring	5	Excellent condition	
	Lighting & heating	4	Overall very good level of lighting and heating	
	Beds	5	Overall excellent quality beds and mattresses	
	Bedding & linen	5	Overall exceptional quality bedding	

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			and linen	
	Space, comfort, ease of use	4	Overall very good use of available space	
BATHROOMS	Decoration	5	Overall excellent décor with some slight signs of wear and tear	5
	Fixtures & fittings	4	Overall very good standard of fitting and fixtures	
	Flooring	5	Overall excellent quality floor covering	
	Light / heat / ventilation	4	Overall very good levels of light, heating and ventilation. provided	
	Space, comfort, ease of use	4	Overall very good use of available space	
KITCHEN	Decoration	5	Overall excellent décor with some slight signs of wear and tear	5
	Flooring	5	Overall excellent quality floor covering	
	Furniture, fittings & fitments	4	Overall very good standard of furniture, fitting and fixtures	
	Light / heat / ventilation	5	Overall excellent levels of natural and secondary light, with excellent heating and ventilation. provided	
	Electrical equipment	5	Overall very excellent quality electrical equipment.	
	Crockery, cutlery & glassware	4	Overall very good quality crockery cutlery & glassware	
	Kitchenware, pans & utensils	4	Overall very good quality kitchenware, pans & utensils.	
	Space, comfort, ease of use	3	Overall good use of available space	
FACILITIES	Laundry			
	Recreation			
	Reception/shop/bar/restaurant			
	Does the property comply with the MER's?	Yes		

QUALITY ASSESSMENT

The following grade qualifiers are required to achieve a higher grade. All must be present at the property for the new grade to qualify:

Audit Section	Grade	Qualifying Question	Property Offers?
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Grade Qualifiers

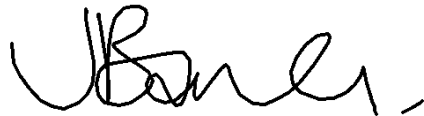
I confirm that the contents of this Quality Assessment Form are true, complete and accurate. This Form replaces all previous Quality Assessment Forms with Wyndham Vacation Rentals (UK).

I confirm that my property complies with all legislation (including that relating to health and safety) and with all the relevant national assessing board's Minimum Entry Requirements (which I have read and understood).

I understand that during the contracted period should there be any changes which would make the contents of this Form inaccurate then it is my responsibility to make Wyndham Vacation Rentals (UK) Ltd aware of this and to rectify the matter as quickly as possible and at least before the next arrival.

I confirm that I have a current valid insurance policy which complies with the requirements set out in my Agency Agreement and which is appropriate to the commercial letting of this self-catering property. I confirm that this insurance will be in place for the entire length of my Agency Agreement with Wyndham Vacation Rentals (UK) Ltd.

Owner / Caretaker Signature

A handwritten signature in black ink, appearing to read 'J. Bone', with a horizontal line extending from the end of the signature.