

Booking Conditions

1. The property known as **Les Cerises** (the property) is offered for holiday rental subject to confirmation by **C. McEwen** (the owner) to the renter (the client).
2. To reserve the property, the client should complete and sign the booking form and return it together with payment of the initial non returnable deposit (20% of the total rent due). Following receipt of the booking form and deposit, the Owner will send a confirmation invoice and statement. This is the formal acceptance of the booking.
3. The balance of the rent is payable not less than six weeks before the start date of the rental period. If payment is not received by the due date, the Owner reserves the right to give notice in writing that the reservation is cancelled. The client will remain liable to pay the balance of the rent unless the Owner is able to re-let the Property. In this event, clause 5 of these booking conditions will apply. Reservations made less than eight weeks require full rental payment at the time of booking.
4. Any chargeable expenses arising during the rental period (e.g. telephone calls) will be deducted from the security deposit of £100 which will be required for the rental period and should be paid with the balance. The security deposit is required to cover damage to the property and/or its contents, however the sum reserved by this clause shall not limit the client's liability to the Owner. The Owner will account to the Client for the security deposit and refund the balance due within two weeks after the rental period.
5. Subject to clause 2 and 3 above, in the event of cancellation, refunds of amounts paid will be made if the owner is able to re-let the 'Property', and any expenses or losses incurred in so doing will be deducted from the refundable amount. **The Client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the parties personal belongings, public liability, etc. since these are not covered by the Owners' insurance.**
6. The rental period shall commence at 4.00pm on the first day and finish at 10.00am on the last day. The Owner shall not be obliged to offer the accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated.
7. The maximum number to reside in the 'Property' must not exceed 7 unless the Owner has given written permission.
8. The Client agrees to be a considerate tenant and to take good care of the 'Property' and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in our price, the Owner reserves the right to make a retention from the security deposit to cover additional cleaning costs if the Client leaves the 'Property' in an acceptable condition. The Client also agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.
9. The Client shall report to the Owners' agent without delay any defects in the 'Property' or breakdown in the equipment plant, machinery or appliances in the 'Property', or garden and arrangements for repair and/or replacements will be made as soon as possible.
10. The Owner shall not be liable to the Client:
 - for any temporary defect or stoppages to the supply of public services to the 'Property', nor in respect of any equipment, plant, machinery or appliances in the 'Property'/garden.
 - for any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owners

- for any loss, damage or inconvenience caused to or suffered by the Client if the 'Property' shall be destroyed or substantially damaged before the start of the rental period and in any such event, the Owner shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

11. Children must be supervised at all times when using the splash pool. The pool must only be used during the hours of 10.00 – 18.00.

12. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been made in England. Any proceeding arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England.

Please note that these booking conditions will be included with our confirmation invoice/statement.

I agree to the terms of the Booking Conditions:

Signed.....

Date.....