

## **TERMS AND CONDITIONS OF BOOKING THE PROPERTY:**

1. The properties, known as l'Ancienne Ecurie (A) and l'Ancienne Epicerie (B) (The Property/Properties) are offered for holiday rental, subject to confirmation by Peter and/or Catherine Pugh (The Owners) to the renter (The Client).
2. To reserve The Property, the Client should complete and sign the relevant booking form and return it, together with payment of the initial deposit (approximately 25% of the total rent due). Following receipt of the booking form and deposit, the Owner will send a confirmation receipt and statement, on receipt of which the Client may consider it reserved for their party.
3. The balance of the rent is payable not less than eight weeks before the start 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 considered cancelled by the Client. The Client will remain liable to pay the balance of the rent to the Owners as applicable under Clause 13 of these Terms and Conditions.
4. Reservations made within eight weeks of the commencement of the rental period must be accompanied at the time of booking by the full amount of the rental due.
5. A security deposit of 100 euros (or Sterling equivalent) is payable at the time of arrival at the property. This is required in case of damage to the property or its contents. However, the Client's liability extends to any loss or damage, however caused, during the rental period and is not limited to the amount of the security deposit. The Owner will account to the Client for the security deposit and refund the amount due, less any deductions as appropriate, within two weeks after the end of the rental period, after the house and its contents have been inspected and found to be in satisfactory condition.
6. The Rental Period shall commence at 16.00 hours on the first day and finish at 10.00 hours on the last day. The Owner shall not be obliged to offer the accommodation before the time stated and the Client must not remain in the property after the expiry of the Rental Period.
7. The Client agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.
8. The Client is expected to leave the property in a generally acceptable clean condition. The Owners will, at their own expense, arrange for the washing of floors following departure of the Client. The Owners shall be entitled to deduct from the security deposit a sum in respect of additional cleaning of the Property if it is not left in an acceptably clean condition. The Owners will provide all basic cleaning materials.
9. The maximum number of people occupying the property shall not exceed the maximum number stated in the description.
10. The Client shall report to the Owner without delay any defects in the property on arrival or during the Rental Period.
11. The Owner shall not be liable to the Client:
  - a) For any temporary stoppage or defect of supply of public services to the property
  - b) For any loss or injury caused to the Client as a result of adverse weather, riot, war, strikes or other matters not within the control of the Owner.
  - c) For any loss, damage, inconvenience caused to or suffered by the Client as a result of the Property being unavailable for let in the event of the Property being damaged or destroyed or for any other reason unforeseen at the time of booking. In these circumstances, the Owner shall refund to the Client the whole of any monies paid to the Owner within seven days of notification of cancellation.
12. Under no circumstances shall the Owner's liability to the Client exceed the sum or sums received by the Owner.

### **Cancellation:**

13. Cancellation by the Client must be made in writing or by email. The date of Cancellation will be considered to be the date of receipt of the written cancellation advice.
14. In the event of Cancellation by the Client, the following charges will apply:
  - > 2 months (56 calendar days) - deposit amount.
  - < 2 months (56 calendar days) to > 1 month (28 calendar days) or less prior to arrival date - 50% of total cost \*\*
  - < 1 month (28 calendar days) prior to the arrival date – 100%\*\*

\*\* In the event that the Property can be re-let, a refund of the balance of the total cost will be made.
15. In the unlikely event that the Property ceases to be available as booked, the Owner will refund to the Client all monies paid, including the deposit. Please see also Clause 11c).

**You are strongly advised to take out suitable independent insurance cover which includes a cancellation clause which may enable you to recover non-refundable monies and to have full cover for the party's personal belongings and public liability as these are not covered by the owners' insurance.**

