

BOOKING CONDITIONS

1. The property **name and location** (the Property) is offered for holiday rental subject to confirmation by **owner name** (the Owner) to the renter (the Client). This contract is between the Owner and 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 25% of the total rental due. Following receipt of the booking form and payment you will be sent a booking confirmation. This is the formal acceptance of the booking.
3. The balance of the rent together with the security deposit (see Clause 4) is payable not less than 9 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 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 the booking conditions will apply. Reservations made within nine weeks of the start of the rental period require full payment at the time of booking.
4. A security deposit of **sterling/euros** is required in case of, for example, damage to the property or its contents. However the sum reserved by this Clause shall not limit the Client's liability to the Owner. The Owner will account for the security deposit up to 48 hours after the end of the rental period. The owner's decision on reimbursements is final.
5. In the event of a 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 comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc., as these are not covered by the Owner's insurance.
6. The rental period shall commence at 4pm on the first day and finish at 10am on the last day. The Owner shall not be obliged to offer 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 **Xnumber**+ baby unless the Owner has given prior permission.
8. The Client agrees to be a considerate tenant and to take good care of the Property and to leave it as found, in a clean and tidy condition at the end of the rental period, unless the owner offers a cleaning service which should be discussed prior to departure. The Owner reserves the right to make retention from the security deposit to cover **additional** cleaning costs if the Client leaves the Property in an unacceptable condition. The Client also agrees not to act in any way which would cause disturbance to any residents in any neighbouring properties.
9. The Client shall report to the Owner without delay any defects in the Property or breakdown in equipment, plant, machinery or appliances in the Property, and arrangements for repair and/or replacement will be made as soon as possible. Any problems or equipment found missing whilst in the property should be reported immediately as no reparation can be made after the end of the holiday period.
10. The Owner **shall not be liable** to the Client:
For any temporary defects or stoppage in the supply of public or sanitary services to the Property, nor in respect of any equipment, plant, machinery or appliances in the Property, or garden for any loss, damage or injury or inconvenience which is the result of adverse weather conditions, riot, war, strikes, damage caused by previous occupants or other matters beyond the control of the Owner: For any loss, damage or inconvenience caused to or suffered by the Client if the Property shall be destroyed or damaged and uninhabitable before the start of the rental period and in any such event, the Owner shall refund to the Client all sums previously paid in respect of the rental period.
11. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.
12. This contract is non transferable
13. This house is non-smoking. If smoking outside please dispose of waste carefully & thoughtfully.