

-Villa Ker Izella -

Rental Contract



BETWEEN :

Mr. et Mrs DAVIES

3 Grovely Mews, Shaftesbury Rd, Wilton, Wilts **SP20JW**
Tel: 07966 374 355 E.mail: mike.isa@icloud

and:

address :

Tel. E.mail Mobile:

PLEASE KEEP THIS COPY

TERMS OF AGREEMENT :

Art. 1 RENTAL: The Villa **Ker-Izella** is rented for a maximum of 18 persons.

The date of arrival will be: (entry after 16.00pm)
The date of departure will be: (prior to 10.00 a.m.)

Number of people in party Adults:..... Teenagers:..... Children:..... Toddlers / Babies:.....
The maximum number of guests allowed is 18 (+ 1 baby in cot).
The house is not to be sub-let. No pets or animals are allowed in the house.
Smoking is strictly prohibited in the house, due to fire regulations.

Art. 2 PAYMENT TERMS : The rental price for the week is to be.....
20% of the rental fee to be paid as an initial booking deposit. (This is non-returnable in case of cancellation).
The balance of payment is due 5 weeks prior to the arrival date. (If the final balance is not received by this date then the owners reserve the right to cancel and the booking without refunding the deposit.

Art. 3 CANCELLATION:
Once the balance of fee is paid there cannot be refund if guests are unable or fail to take up the accommodation. The owner will endeavour to re-let the property and, if successful, will reimburse the balance. The booking fee will not be returned, however.
The owners reserve the right to terminate the agreement at any time up to the start of the occupation in the case of unforeseen circumstances such as damage to the property due to fire or weather. In this case all money will be immediately refunded.

Art. 4 NUMBER OF GUESTS
The maximum number of guests allowed is 18 (+ baby in cot).
The house is not to be sub-let. Persons staying overnight must be listed on the booking form.

Art. 5 LIABILITY
The owners will not be liable for any accident, loss, damage, injury, expense or inconvenience, whether to person or property, which the guest or any other person may suffer or incur during the rental, unless the owner is responsible. In addition, the tenants agree to accept liability for loss or damage to the their possessions whilst at the owner's property.

Art. 6 GUARANTEE : A separate cheque of £750 will be made at the time of final payment as a guarantee against damage to the property. Our Agent will check the property for damage and the state of cleanliness of the villa and garden. They will inform us of any necessary repair work or cleaning, the cost of which will be deducted from the guarantee cheque with the balance returned, any relevant invoices included. Should the cost of any damage to the property amount to more than £750 then the persons renting the property agree to pay for the necessary repairs upon receipt of signed invoices. The original guarantee cheque of £750 will be returned without deduction in all cases where there are no added costs for damage or excess cleaning.

Art. 7 INVENTORY: On arrival, guests should check the contents and condition of the property. Any defects should be reported to the owner within the first 24 hours of the stay so that repairs can be arranged. Any damages to individual items or to the fabric of the house should be reported immediately to the owner or cleaners before departure. One checked, the appropriate deduction of the replacement cost will be made from the guarantee cheque prior to return.

Art 8 INCLUSIONS: Electricity and water charges are included up to a reasonable level. We are trying to do our bit for the environment! (however the caretaker checks the meters after departure if she notices an excessive use of water and electricity (i.e: exterior tap left on or all appliances unreasonably left on) we will charge the excess using the the Water/ Electricity board rates.

Art 9 EXCLUSIONS: Duvet covers, sheets and pillow cases **are not** provided as part of the rental cost but may be rented at a small additional cost depending upon the number of guests.

PLEASE SIGN BOTH COPIES OF THIS CONTRACT AND RETURN ONE OF THEM ALONG WITH A DEPOSIT CHEQUE OF 20% OF THE WHOLE RENTAL AMOUNT OF £ TO **Mr MICHAEL DAVIES**.
THE REMAINING BALANCE OF £..... SHOULD BE PAID 5 WEEKS BEFORE THE START OF THE HOLIDAY.

Tenants should to read and sign the Contract and House Rules prior to confirming a booking. The owners reserve the right to terminate the contract following any breach of Contract or House Rules.

IN SIGNING THIS CONTRACT AND HOUSE RULES, WE ACCEPT AND AGREE TO ABIDE BY THE CONDITIONS AS SPECIFIED.

PRINT NAME:

SIGNATURE:

DATE:



HOUSE RULES

KEEP THIS COPY

Please do not move the furniture around and do not overload the washing machine (max 5kg laundry) or tumble dryer (**especially towels**). These machines are checked at the beginning of every week and we regret but repair bills of the belt breakages (due to overloading) will be deducted from £750 deposit.
Please clean the filter of the dryer after each use (very easy to do)

Please let us know if any bulb does not work so we can change them (no charge).
Please do not put any hot pans and dishes directly onto the works surfaces and kitchen and dining room table
Before your arrival the house will be tidy and clean. When you depart, please leave it tidy and clean.
Regrettably, extra cleaning costs will be deducted from your deposit towards cleaning.

Additional cleaning may be available upon request so please contact us to arrange this service. Owing to the size of the property, time is short for a full clean after your departure so we do ask you to be prompt with your cleaning and departure. This will be checked by our agent who will then prepare the house for the next guests.

Please let us know within 24 hours of arrival of any unnoticed breakages, stains or damages. Beyond this, we understand that accidents do happen so just let us know of any breakages.

HEALTH AND SAFETY RULES FOR YOUR HOLIDAY ACCOMMODATION

1. **CHILDREN SHOULD NEVER BE LEFT UNSUPERVISED**
2. Do not leave your window or patio doors open, especially if your room is on the ground floor or has a balcony. • Remember to lock the house when you leave.
3. **BALCONIES** • Children should NEVER be left unsupervised on balconies. • Do not climb, stand, lean or sit on balcony walls or railings. Keep all furniture away from the balcony wall/railings.
4. **BATHROOMS** • Take care in bathrooms as condensation and water spray can make surfaces slippery and bath or floor mats may not be provided. • Do not use mains electrical appliances near to water.
5. **COOKING** • Never leave cookers unattended while in use. • Ensure all cooking appliances are switched off when you leave the house or go to bed. • Do not place any shopping/items on the cooker.
6. **HEATERS AND APPLIANCES** • Always check that appliances are turned off when not in use. Familiarise yourself with how the appliances work. If you're unsure please ask for assistance
7. **GLASS DOORS AND WINDOWS** • Be aware that glass doors and windows aren't always made with toughened glass.
8. **ON ARRIVAL**, locate the nearest fire exits to each room and check the Smoke Alarms are fully functioning; report any fault to owner immediately • Walk the nearest escape route to your room. • Identify the method of raising the alarm.
9. **IF A FIRE OCCURS** • Evacuate the building immediately – don't stop to collect personal belongings. • Close the door behind you. • Raise the alarm. • If you can't leave your room, close all doors, put wet towels or clothes round the door seals and shout for help from the window and call fire services

BEFORE YOU LEAVE:

Please **empty** the **dishwasher**, the **kettle** and the **bins**.

1. Use the black sacks & take rubbish to the underground bins behind the beachfront (about 150mtrs)
2. **Cans, paper, cartons, cardboard boxes and glass** should be recycled using the recycling bank beside the Carantec Casino supermarket)
3. Replace **duvets** and **pillows** to their **corresponding beds**
4. If you have hired **bedlinen** please **strip** the **beds** and leave the **sheets** in the **corresponding bedroom**

SIGNED ON APPROVAL:..... DATE:.....