

La Goupilliere – Terms and Conditions of Rental

This document sets out the rules and payment schedules regarding renting La Goupilliere. Please read carefully and contact us immediately by email, if you feel there is a condition with which you are unable to comply.

House address

La Goupilliere
Percy
50410
France

CHECK IN TIME IS AFTER 4pm local time

CHECK OUT TIME IS 10AM local time

SMOKING - This is a NON SMOKING Property

PETS are NOT permitted under any conditions

MAXIMUM OCCUPANCY

The maximum number of guests is limited to ten (10) persons. An additional charge will be made if the occupancy exceeds that stated at any point during your stay, other than day guests.

The erection of camping tents, or use of motorhomes or caravans on site, for the purpose of housing additional guests is strictly forbidden and will result in immediate eviction and the loss of all payments made in respect of the renting of the house.

SECURITY /RESERVATION DEPOSIT

A security deposit of £400 is required. This must be received within 10 working day of booking La Goupilliere and confirms your booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied towards rent, however, it is fully refundable within 14 days of the end of your stay, but deductions will be made in respect of the following provisions:

- Damage done to property or its contents, beyond normal wear and tear, and loss of items within the property. We have an inventory of items, furniture, pictures, nice crockery, linen, towels etc, and we expect guests to let us know if there are breakages, and not to remove items from the house. Cleaning takes place immediately you leave, and an inventory check is undertaken at the same time. This is done by a very experienced renter and we will be notified of missing items
- Charges relating to the eviction of the renter by the owner (or representative of the owner) or local law enforcement
- Charges incurred due to illegal activity, or activity that contravenes these terms and conditions, eg but not limited to, the presence of pets, unauthorised additional guests, smoking in the house, or complaints from neighbours

- Deep cleaning of any part of the house or garden, or the unreasonable leaving of rubbish or unwashed dishes. All rubbish is to be placed in the rubbish bin, and used dishes to be placed in the dishwasher and cleaned.
- Damage or disfigurement to the house or garden caused by the setting of fires anywhere in the house or gardens, other than in the lounge fireplace, or patio fire pit. No fires are to be set in any other part of the house or garden
- Excess consumption of logs from the woodstore which has not been paid for through our honesty system (explained below)

It is important that we are able to turn around the house in good condition for our next guests, who may be arriving the afternoon that you leave. If we incur charges in replacing necessary items, or cleaning beyond what would normally be expected, or are time constrained by late departures, this makes life difficult and expensive, and in the same way as you expect the property to be clean and attractive for your arrival, so do the next guests.

Our experience to date has been that families who rent our home, get their full deposit back. Our hope and expectation is that that remains the case.

Please look after the house, it is our home.

PAYMENT

3 payments are required:

1. An advance payment equal of £400 reservation/security deposit within 14 days of making your booking. This confirms your booking. This can be paid by BACS into the account below, or by sending us a cheque, which will be destroyed after your stay is concluded and providing no additional costs have been incurred.

Cheques should be sent to:

Mrs E Bradshaw
Denner Hill Studio
Hampden Road, Prestwood
Buckinghamshire, HP16 0JL

2. 50% of the rental is required 16 weeks in advance of your arrival.
3. The 50% balance is payable 4 weeks prior to arrival. Please make payments via BACS referencing your surname, into

MRS E BRADSHAW

20-40-73

53766861

CANCELLATIONS

You may cancel your booking, or amend it to result in a shortened stay, at any time, incurring charges on a scale as follows:

- Cancellations that are made more than 16 weeks prior to the arrival date will incur a £100 administration fee, deducted from your reservation/security deposit, the balance of which £300, will be returned to you
- Cancellations or changes that result in a shortened stay, that are made within 16 weeks of the arrival date, forfeit the full reservation/security deposit and 50% of the rental cost

- Cancellations or changes that result in a shortened stay made within 4 weeks of arrival forfeit the full reservation/security deposit and the full rental cost
- Early departure does not warrant any refund of rent

FALSIFIED BOOKINGS

Any bookings obtained under false pretence will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

INCLUDED IN THE RENTAL FEE

- A one- time linen and towel setup. For renters staying more than 1 week, a mid-stay linen and towel clean will be included. Beach towels are not included and we request that house towels are not removed from the property
- Utilities, electricity, gas, water, wifi are included in the rental rate. The large TV is for viewing DVDs and is not connected to the TV aerial. There is no terrestrial or satellite TV service
- 2x baskets of logs will be provided for your use on the lounge fire and the patio fire. You can re-fill these baskets from the log store in the barn. We do have to pay for our wood, so we ask that you leave 5 euros for each additional basket of logs that you use, in a cup in the kitchen. This may seem a little mean, but we have experienced a group empty the entire log stack in 1 week, and for the sakes of our wallets and the planet, we seek moderation. Excess, consumption not honestly contributed towards, will result in a deduction from your security deposit

There is NO DAILY HOUSEKEEPING SERVICE

WATER AND SEPTIC TANK

La Goupillere operates septic tank drainage. The Septic System is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH ANYTHING OTHER THAN TOILET PAPER.** - No Feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the system, you will forfeit the full security deposit, £400.

SAFETY

USE OF THE FIREPLACE AND FIRE PIT

La Goupillere has an open fire place in the lounge and guest may use the patio fire pit. We Expect guests to monitor fires when light and ensure proper supervision. The flu on the lounge fire will be open when you arrive and does not need any adjustment. It must be open when the fire is light. A fire blanket and extinguisher is located in the utility area.

POND, WELL, BARN and CHILDREN'S PLAY

A pond is situated on the eastern edge of La Goupilliere. This pond is unfenced and the water depth can vary according to recent weather. Under no circumstances should any person enter the pond.

To the north of the house is a well which is uncovered. Under no circumstances should anyone enter the well, or endanger themselves by leaning over the edge.

To the south of the house is an ancient barn. The upper floor, and roof space is unsafe, and under no circumstances should any person enter this area, or climb the interior or exterior of the barn. The ground floor is structurally safe and contains tools, the wood store and various chemicals for use in the garden. No areas of the barn should be considered safe for children's play.

The western side of the garden provides a very large lawned space, suitable for children's play and all ball games.

It is the guests' legal responsibility to ensure that these conditions regarding your safety are complied with. Children should be supervised at all times.

NATURE AND WILDLIFE

La Goupilliere is an ancient rural country property. Renters must expect the presence of animals, birds insects and reptiles, which in certain seasons may be seen or heard inside the house.

FIRST AID KIT

A first aid kit is located in the utility area

INSURANCE

It is your responsibility to take out adequate travel insurance and cover for the duration of your trip

FORCE MAJEURE

Except where otherwise stated in these booking conditions, the owners of La Goupilliere take no liability where the fulfilment of this contractual obligation is prevented by, or affected by, or the hirer otherwise suffers any damage or loss as a result of "force majeure". In these booking conditions, "force majeure" means any event which the owners of La Goupilliere could not, even with all due care, foresee or avoid. Such events may include war, or threat of war, riot, civil strife, actual or threatened terrorist activity, industrial dispute, natural or nuclear disaster, adverse weather, fire and all similar events outside of our control.

ACCESS TO THE PROPERTY BY THE OWNER/OWNER'S REPRESENTATIVE

The owner reserves the right to enter the property at any time during the renter's stay. This right extends to the owner's agent or other representative.

WRITTEN EXCEPTIONS

Any exceptions to the policies mentioned above must be approved in writing in advance.

Dear Mr and Mrs

Thank you for renting La Goupilliere from xxx – xxx.

Number of Adults – xx

Number of children – xx

NO PETS ALLOWED

Check in Date xxxx – after 4pm (no early check in please)

Check – out xxxx – by 10am

After I receive your £400 deposit, your bill and payments schedule are as follows

£ (TOTAL)

1st Payment of £xx Due xxx (16 weeks) , 2nd payment of £xx due xxx (4 weeks)

As soon as I receive your final payment, I will contact you with directions to the property, instructions for property use, and to check whether there is anything else I can help you with prior to your stay.

We hope you have a wonderful holiday, in our home in France

Liz and Ed Bradshaw