

1. The properties known as La Grange, La Porcherie at La Retreat are offered for holiday rental subject to confirmation by the Owners Mr and Mrs R J Smith.
2. To enquire on the property availability, the client should complete the online "contact us" enquiry form available at www.la-retreat.eu.com and submit to contact@la-retreat.eu.com
3. Upon confirmation from the Owners of the requested property availability. The client shall reserve the proposed booking by completing the "Book A Room" section on the website, and make initial non-refundable deposit (25% of total amount due). Payments can be made via pay pal. Your booking will be acknowledged online with automated email confirmation.
A 25% deposit is payable upon booking, which is non-refundable. You are advised to take out travel insurance that includes a cancellation clause, which may enable you to recover non-refundable monies and to provide full cover for the staying personnel personal belongings, public liability, etc, since these items are not covered by the owners insurance.
4. The balance of remaining payment together with the security deposit, (see clause 7), 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 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 within eight weeks of the start of the rental period will require full payment at the time of booking.
5. Subject to clauses 3 and 4 above, in the event of a cancellation, refunds of amounts paid will be made if the owner is able to re-let the property, any expenses or losses incurred in doing so will be deducted from the refundable amount.
6. Any chargeable expenses arising during the rental period, shall be settled locally with the Owner before departure
7. A security deposit of £100 is required in case of damage to the property or its contents. However the sum reserved by this clause shall not limit the clients liability to the owner. The Owner will account to the client for the security deposit and refund the deposit after checking the property at the end of the rental period if no untoward damage has occurred.
8. 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.

9. The maximum number to reside in the property must not exceed the stated capacity.

10. The client agrees to behave in a considerate manner at all times, and not to act in any way which would cause disturbance to those residents of neighbouring properties. Clients are to abide by any rules and regulations announced by the Owner in relation to the property and surrounding area. Clients are to take care of the property, and to leave it in a clean and tidy condition at the end of the rental period. The Owner reserves the right to make a retention from the security deposit to cover any additional cleaning costs, should the client leave the property in an unacceptable condition.

11. The Client agrees to keep control of any pets that have been granted to stay at the property. It is noted that the property is located within a farming hamlet, where there are a large variety of both domestic and livestock animals.

12. No smoking is allowed within the property. Due to the nature of construction, no lit candles are allowed within the property, however provided due caution and awareness is applied private patio areas are exempt from this ruling.

13. The client shall report to the Owner without delay any defects in the property, or breakdown of equipment, plant, machinery or appliances in the property or garden. Arrangements for repair or replacement will made as soon as possible.

14. The Owner shall not be liable to the client for:

a). Any temporary defect or stoppage in the supply of public services to the property, nor in respect of equipment, plant, machinery or appliances in the property or garden.

b) For any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes, or matters beyond the Owners control.

c) 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.

d) Under no circumstance shall the Owners liability to the client exceed the amount paid to the Owner for the rental period.

14. This contract shall be adjudicated under English law.