

## Brittany Spa Cottages

### BOOKING CONDITIONS

1. The property known as Brittany Spa Cottages ('the property') is offered for holiday rental subject to confirmation by Simon Bennett ('the owner') to the renter ('the client').
2. To reserve 'the property', the client should complete and sign the booking form and return it together with payment of a non-refundable deposit (30% of the total rent due). Upon receipt of the booking form and deposit the owner will send written confirmation and 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 8 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. Reservations made within 8 weeks of the start of the rental period require full payment at the time of booking.
4. A security deposit of £200 for the total rental period is required in case of, for example, damage to 'the property' or its contents, and the Jacuzzi. This sum must be paid in advance of arrival, as CASH ON ARRIVAL IS NOT ACCEPTED. The owner will account to the client for the security deposit and refund the balance due within 1 week after the end the rental period.
5. Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of amounts paid (**excluding the initial deposit**) are as follows; Clients cancelling up to 60 days before the start to the holiday will receive a full refund of 100 %of the balance payment. After this period no amount paid will be refunded.

**The client is strongly recommended to arrange a comprehensive travel insurance policy including cancellation cover and to have full cover for the party's belongings, public liability etc. since these are not covered by the owner's insurance.**

6. The rental period runs from Saturday to Saturday unless otherwise arranged by the owner and shall commence at **4.00 pm** on the first day and finish at **10.00 am** 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.
7. The accommodation, services and facilities of 'the property' are solely for the use of those named on the booking. The maximum number to reside in 'the property' must not exceed the number of beds provided. Pitching of tents and parking of caravans is not allowed.
8. The client agrees to be a considerate tenant and to take good care of 'the property' and to leave it in good order, as the owner reserves the right to make a retention from the security deposit to cover any additional cleaning. The client also agrees not to act in any way which would cause disturbance to those residents in Neighbouring properties.
9. Use of the facilities, including the Jacuzzi are made at the clients' own risk, and we will not accept any liability travel insurance will normally cover any holiday accidents.
10. The client shall report to the owner without delay any defects in 'the property' or breakdown in the equipment, plant, machinery or appliances in the property, garden or Jacuzzi, and arrangements for repair and/or the replacement parts will be made as soon as possible.
11. The owner shall not be liable to the client:
  - . for any temporary defect or stoppage in the supply of public services to 'the property', nor in respect of any equipment, plant, machinery or appliances in 'the property', garden or Jacuzzi.
  - . for any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes 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 substantially damaged before the start of the rental period and in any such event, the owner shall, within 7 days of notification to the client, refund to the client all sums previously paid in respect of the rental period.
12. Under no circumstances shall the owner's liability to the client exceed the amount paid to the owner for the rental period.
13. Under no circumstances does the tenant or anyone in their party, have any rights whatsoever, on or over 'the property'.

This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England.