



Les Caulins Holiday Let 2019

Rental Agreement

ADDRESS

Caulins d'En Haut,
Saint-Sernin de Duras,
47120
France

French Landline 0033 (0)553208411

French Mobile 0033 (0)785318988

john@lescaulins.com

info@lescaulins.com

www.lescaulins900410662.wordpress.com

CHECK-IN TIME is AFTER 4pm AND CHECKOUT is 10am.
NO Early check-in or late checkout.

CANCELLATIONS

- **Owner's Cancellation Policy**
- 50% refund for cancellations more than 45 days before check-in date.
- 100% refund for cancellations more than 120 days before check-in date.
- Late arrival or early departure does not warrant any refund of rent.

SMOKING

This is a NON SMOKING & NON VAPING property. Guest may smoke outside away from the property.

PAYMENT Schedule

- **Payment Schedule**
- Payment 1 50% due 6 months prior to the arrival date or at time of booking approval.
- Payment 2 50% due 30 days prior to arrival.

Please make payments via bank transfer.

SECURITY DEPOSIT

A security deposit of £200/€250 is required when the property is reserved for up to 2 weeks. A Further £100/€125 is required for each additional week reserved. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied towards rent; however, it is fully refundable within 7days of departure, provided the following provisions are met:

No damage is done to property or its contents, beyond normal wear and tear.

No charges are incurred due to illegal activity, pets or collection of rents or services rendered during the stay.

All debris, rubbish and discards are taken to the recycling centre.

Any major breakages are paid for.

All keys are with the owner left and house is left locked.

All charges accrued during the stay are paid prior to departure.

No linens are lost or damaged.

NO early arrival or late departure.

The renter is not evicted by the owner (or representative of the owner) or local law enforcement.

PROPERTY RATES AND PRICING

Rates subject to change without notice.

MAXIMUM OCCUPANCY

The maximum number of guests is limited to eight (8) persons.

INCLUDED

Rates include a one-time linen & towel setup.

NO DAILY HOUSEKEEPING SERVICE

While linens, bath towels and pool towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the property.

FALSIFIED BOOKINGS

Any booking 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.

WRITTEN EXCEPTIONS

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

PARKING

There is plenty of parking outside the property. Undercover parking is available with prior notice.

WOODBURNING STOVE, FIRE PIT, BBQ

The stove, BBQ and fire pit must be completely cleaned prior to departure. Loss of security deposit will be incurred.

PETS

PETS are permitted in house only with prior approval. £10 per pet fee applies. Pet owners are responsible for cleaning up after their pets. Pets are not allowed on furniture or beds and evidence of pets on furniture will incur extra cleaning fees. All pets are to be treated with topical flea and tick repellent three (3) days prior to arrival.

SELF TANNING PRODUCTS

The use of self tanning products and creams are not allowed at the property. Self tanning products stain towels, bed linen and the pool liner and will incur the loss of the security deposit and further charges will be applied.

SEPTIC TANK

The house uses a septic tank system installed April 2016. 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 septic system, you could be charged the fee to unclog the septic tank. The smell may also spoil your holiday.

INSURANCE

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

John & Emma Gilchrist Proprietors

Please type the names of the renters and date you are renting the property

DATE	
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Person	1	
Person	2	
Person	3	
Person	4	
Person	5	
Person	6	
Person	7	
Person	8	