

The Brittany Ferries booking fee (£34), and paid to Brittany Ferries will be credited from the overall cost. It is very important that guests should ensure they have adequate holiday insurance. Once Brittany Ferries inform us of your chosen dates and group details we will send you a booking form for you to fill in and return to us with your booking details. See below for rules on any group size changes. You need to send us the Advance Payment (25%) within 3 working days during this time we hold the property for you. Once the Advance Payment is received we then confirm your booking to you. The remainder of the money, as well as the security deposit (300€) must be paid no less than 4 weeks before the start of your visit. Any bank charges incurred due to money arriving from outside the EU or damage deposit being returned will be paid by the renter. The house is only for the number of persons shown on your booking form. Any increase in group number after your booking has been confirmed will incur a fee of £150 per person for each affected week. This change of booking must be requested in writing and paid for prior to your holiday commencement. We reserve the right to refuse the rental to the entire group where these occupancy rules are not adhered to and under these circumstances no refunds will be made. The house is non smoking and we DO NOT accept pets. The rental commences after 16.00 on the start date (a Saturday unless agreed previously) and the property must be vacated by 11.00 on the last day (Saturday unless agreed previously). If you are booking late (i.e. within 4 weeks) all the money is payable on making the reservation. Your damage deposit is returned after the end of your visit provided the property is left in a clean & tidy state. Deductions shall be made for breakages and any additional special cleaning required. However, the sum held shall not limit your liability to us. We refund the damage deposit due within two weeks after the end of the rental period by bank transfer. In the event of you requesting a cancellation, the terms are as follows:

- a. Cancellation more than 30 days prior to due date of arrival: the Renter will receive a full refund of any moneys paid;
- b. Cancellation less than 30 days but more than 14 days prior to due date of arrival: 50% of any moneys paid (the Advance Payment and the rental amount) will be forfeited. The Owner may at her/his absolute discretion refund a larger portion of the rental paid by the Renter, subject to the premises being re-let. The Security Deposit will be reimbursed in full to the Renter.
- c. Cancellation less than 14 days prior to due date of arrival: 100% of all moneys paid (the Advance Payment and the full amount of the rental amount) will be forfeited to the Owner. Only the Security Deposit will be reimbursed in full to the Renter.
- d. If the rental period is shortened by the Renter the full price of the rental set out in the Details remains payable to the Owner without any reimbursement to the Renter.

We shall not be responsible for interruptions to public services or problems caused by severe weather. Under no circumstances shall our liability to you exceed the amount paid to us for the rental of the house. Note: Due to the house layout and furnishings we only accept children over 7 years old.