

## THATCHED RETREAT BRITTANY

1. The property known as Thatched Retreat Brittany ("the property") is offered for the holiday rental subject to confirmation by DOXFORD ("the owners") 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 the initial non-refundable deposit (**25%** of the total rent due). We will hold Provisional Bookings for 7 days.
3. The balance of the rent, together with the security deposit (see clause 4) is payable **NOT LESS THAN 40 days** before the start of the rental period. If payment is not received by the due date, the owners reserve the right to give notice in writing that the reservation is cancelled. Reservations made within the 40 days of the start of the rental period require full payment, including security deposit, at the time of booking.
4. A security deposit of **£200** is required in case of, for example, damage to the property or its contents or for excessive use of electricity. However, the sum reserved by this clause shall not limit the clients' liability to the owners. The security deposit **MUST BE** paid with the balance. The owner will account to the client for the security deposit and refund the balance due within two weeks after the end of the rental period. If any damage/loss is incurred during the rental period, the client will be invoiced accordingly.
5. Subject to clauses 2 and 3 above, in the event of a cancellation by the client, refunds of amounts paid will be made if the owners are able to re-let the property and any expenses or losses incurred in so doing will be deducted from the refundable amount. The client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have a full cover for the party's personal belongings public liability, since these are not covered by the owners insurance.
6. **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.
7. The maximum number to reside in the property must not exceed 7 unless the owner has given prior written permission/consent.
8. The client agrees to be a considerate tenant and to take good care of the property, and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in our main season prices, the owner reserves the right to make a retention of £80 from the security deposit to cover additional cleaning costs if the client leaves the property in an unacceptable condition. The client is requested **not to smoke** inside the cottage and the owner's express their appreciation for co-operation with this request.
9. The client shall report to the owner (without any delay) any defects in the property or breakdown in the equipment, plant, machinery or appliances in the property or garden, and arrangements for the repair and/or replacement will be made as soon as possible.
10. The owner shall not be liable to the client:-
  - a. 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 or garden.
  - b. 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.
  - 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 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.

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- d. Under no circumstances shall the owner's liability to the client exceed the amount paid to the owner for the rental period.
11. The owner requests that Clients **do not** use their own bleach products or anti-bacterial cleaners within the property, as they can detrimentally affect the efficiency of the waste system. No cotton buds, feminine products or baby products etc. should be flushed at any time. There are plenty of bins available. A welcome pack containing such items (septic tank friendly) and other essentials are provided for Clients use, within the property.
12. Client shall accept the terms of use of the heated pool. As follows;

Clients will abide by the safety measures and recommendations laid out.

Clients are responsible for removing pool steps to restrict young children's access when not in use.

No diving.

No sharp objects, electrical, food or glass to be used near or in the pool.

No smoking in the pool area.

Baby swim nappies are available at local supermarkets, it's appreciated if used for youngsters.

No Fake Tans if wishing to use the pool as it permanently stains the lining.

The client will use the pool as a responsible person and respect the advice given by the owners.

Clients are responsible for supervision of young children playing in the pool.

The client confirms that they release the owners from all responsibility concerning safety and will maintain strict supervision over all members of the group, especially the young children, with regard to pool and outside play equipment.

13. Family pets are considered where written authorisation has been granted by the owner in advance. The owner reserves the right to charge a supplement of £75 per pet.

Further conditions are as follows:

- We request that Pets are not allowed on any of the furniture or in the bedrooms.
- All pet litter must be collected immediately from the garden and disposed of in the sac & bin provided.
- The departure Cleaning Service is free of charge, however the owners reserve the right to charge the Client up to £80 for cleaning if necessary. This will be deducted from your security deposit.

### Disclaimer

Pool, Cycles, Garden equipment, Wii consul, Pool table, electrical household appliances and any other equipment used.

The owners disclaims any warranty and expressly disclaims any liability for personal injury and damages.

The client acknowledges and agrees that the disclaimer of any liability for personal injury is a material term for this agreement and the client agrees to indemnify the owners and to hold the owners harmless from any claim related to the item of equipment used.

Under no circumstances will the owners be liable for any damages or expenses by reason of use for such equipment.

The client shall reimburse the owners for any loss or damage of the equipment used.