

1 The property known as "Cour des Vignes" (the Property) is offered for rental subject to confirmation by Mr Stephen Carroll ("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 the initial non-refundable deposit (25% of the total rent due). Following receipt of the booking form and deposit, the Owner will send a confirmation invoice and statement. This is the formal acceptance of the booking.

3 The balance of the rent together with the security deposit (see clause 9) 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 10 of these booking conditions will apply. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.

4 Any chargeable expenses arising during the rental period (e.g. telephone calls, rental of pool towels etc) should be settled locally with the Owner's representative before departure.

5 Bank holidays are deemed to be high season.

6 Fuel is included high and mid seasons, otherwise it will be charged for.

7 Please note that Pets are not allowed at this Property.

8 Smoking is not permitted either in the property or around the grounds of the property including the pool area.

9 A security deposit of £200 (€300) for every week or part week of the rental period is required in case of, for example, damage to the property or its contents. However, the sum reserved by this clause shall not limit the Client's liability to the Owner. The Owner will account to the Client for the security deposit and refund the balance due within two weeks after the rental period.

10 Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of amounts made if the owner is 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 full cover for the party's personal belongings, public liability etc, since these are not covered by the Owner's insurance.

11 The rental period shall commence at 5.00 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.

12 The maximum number to reside in the "Property" shall not exceed 8 people plus baby, unless the Owner has given written permission. The number of guests indicated at the time of booking will be accepted by the owners as the contracted party for the period of the rental. Additional guests may be invited with the owners prior consent provided the party does not exceed 8 in total and may be subject to additional charge.

13 The Client agrees to be a considerate tenant and to take good care of the "Property", and is required to leave it in the same condition at the end of the rental period as at the start of the rental period. The Owner reserves the right to make a retention from the security deposit to cover additional cleaning costs if the Client leaves the "Property" in an unacceptable condition. The Client also agrees not to act in a way which would cause disturbance to those resident in neighbouring properties.

14 The Client shall report to the Owner's agent without delay any defects in the "Property", or in respect of any equipment, plant machinery or appliances in the "Property", garden or swimming pool, and arrangements for repair and/or replacement will be made as soon as possible. Failure to report any defects or breakages as soon as they occur could not only impair the clients holiday but also that of the following group. The owner reserves the

right to make a charge from the Client's security deposit for any defect or breakage that occurs during the Client's rental period.

15 The Swimming Pool is deemed to be part of the "Property" and as such it is with the agreement of the owner that Clients may use it provided that they do so at their own risk.

16 The Owner shall not be liable to the Client:

1 for any temporary defect or stoppage in the supply of public services to the "Property", nor in respect of any equipment, plant machinery or appliance in the "Property", garden or swimming pool.

2 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.

3 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.

17 Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

Please note that by signing the booking form you are agreeing to the above terms and conditions for the rental of the property 'Cour des vignes'.