

Rental Contract

For the rental of a holiday house

Between:

.....

.....(Owner)

And:

of:(Tenant)

1. Rental property

a) The owner lets the following property to the tenant:

.....

For a total of adults and children (under 16 years)

b) The rental property is fully equipped and furnished and is let with bed and bath linen included in the rental price.

c) The tenant is entitled to use all of the equipment and furnishings that are accessible noting that there are some cupboards and doors that are locked and inaccessible to tenants in areas used to store owner's personal effects.

d) The tenant receives 1 set. house keys for the duration of the rental period.

2. Rental Period, Arrival and Departure

a) The rental property is let to the tenant from (arrival date) to..... (departure date)

b) The arrival time is after ...4pm... and departure before ...11am

c) Before departure please be sure to do the following:

* Ensure gas taps are off on the hob

- * Close all shutters
- * Lock all doors to the outside
- * Leave keys in the key-safe on the gate post and scramble numbers

3. Rental Price and Payment

- a) The rental price is £ for the duration of the rental period. This is inclusive of utility supplies, final cleaning and laundry.
- b) The account is payable by the following: *Cheque or bank transfer*
- c) A deposit of 25% of the rental price () is due immediately and the remaining balance (£) is due 8 weeks prior to the start date of the rental period. If the duration between the contract date and the start date of the rental period is less than 8 weeks then the whole amount is payable immediately.
- d) A security deposit of £400 is required at the time of payment of the balance of the rental payment.

4. Cancellation and Early Termination

a) If the tenant terminates the contract before the rental period starts and does not name a replacement that accepts the same terms, they are responsible for paying the following percentages of the rental price to cover lost income as long as a further rental is not possible:

- up to 49 days before rental period: 10% of rental price
- up to 35 days before rental period: 30% of rental price
- up to 21 days before rental period: 60% of rental price
- up to 14 days before rental period: 90% of rental price
- otherwise (less than 14 days before rental period) 100% of rental price

The owner can thereafter let the property to someone else.

- b) The tenant can prove a lesser damage at any point.
- c) If the tenant terminates their stay early, they are still responsible to pay the full rental price.

