

Booking Terms & Conditions 2017

Kermorvan 22300 • St.Michel-en-Grève • Brittany • France

Tel: 0033 (0)2 96 23 13 51

Email: maggie.kermorvan@gmail.com

Dear Guest,

Thank you for choosing our holiday cottage/gîte at Kermorvan which is located at the above address.

Your confirmation is as follows:

Your arrival date is DD/MM/YY

Departure date is DD/MM/YY

No. of adults: x

No. of children: x

No. of pets: x

CHECK IN time is after **4pm**. No early check in please.

CHECK OUT is at **10am** latest.

Please respect this request as it allows time to prepare for subsequent guests.

Please read the Booking Terms and Conditions on the following pages 2-4.

On receiving your confirmation by e-mail, bank details for your deposit will be sent by return.

The reservation deposit confirms your reservation and a signed copy of the rental agreement must be received for the rental dates to become effective. This will be sent to you by post.

If you are booking through Holiday France Direct, your "Quick Book" deposit will be deducted from the total rent.

The Cottage/Gîte

Ground floor: Open plan living area with kitchen and access to garden.

First floor: Two bedrooms (1x double bed, 1x bunk bed), bathroom/WC.

The cottage is fully furnished and the client has full use of the garden/terrace and garden furniture.

Minimum Stay / Changeover Day

This property is let for periods of a minimum of seven days, with a Saturday changeover.

Please refer to the above for arrival and departure times, which must be respected.

Booking Confirmation

To reserve the property, the client should complete and sign the contract and return it. This signed rental agreement acts as confirmation of your acceptance of the attached Terms and Conditions.

Security Deposit

A security/ damage deposit of **£250.-** is required.

This is fully refundable within 14 days of departure, provided the following provisions are met:

- 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 as at the start of the rental period.
- No damage is done to the property or its contents, beyond normal wear and tear and on departure the property is left in a clean and tidy condition.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- All debris, rubbish and discards are placed in the rubbish bin and soiled dishes are placed in the dishwasher and cleaned.
- If it is found that feminine or baby products, wet wipes or make-up wipes have clogged the septic system you could be charged damages of up to £250.- (see page 4).
- All keys returned to owner.

Payments

- Reservation Deposit: **25%** of the rent.
A period of seven days will be provided to allow for this payment to be received, during which the booking will remain as provisional. Please therefore ensure that this payment is made quickly to avoid potential loss of the requested dates (especially for peak periods).
- The balance of the rent is due **12 weeks** before your arrival.
- The security deposit should also be transferred at the same time or latest **14 days** prior to arrival.
- N.B. Reservations made within **8 weeks** of the start date of the rental period will require full payment at the time of booking.

An email reminder will be sent in advance but if payment is not received by the due date, the owners reserve the right to give notice in writing that the reservation is cancelled.

- Payment due DD/MM/YY
- Payment due DD/MM/YY

All payments should be made to the following account via a UK bank transfer (in £ Sterling) or French cheque (in € Euro) to be sent directly to the owner:

Name: Margaret Moog

Account: XXX-XXX-XXX

Sort Code: XXXXXX

IBAN: GBXX XXXX XXXX XXXX XXXX XX

Margaret Moog

Kermorvan

22300 • St.Michel-en-Grève

France

Cancellations

Cancellation of the booking more than 12 weeks prior to the arrival date will result in forfeiture of the reservation deposit, although if another client can be found for the allocated dates then this will be refunded, less a discretionary £100.- handling fee.

Cancellations received more than 6 weeks but less than 12 weeks of the arrival date, 40% of the advance payment will be returned unless a replacement booking can be found.

Cancellations received less than 6 weeks before arrival will result in the loss of all advance rental payments. The security deposit will be returned.

Please also note that early departure does not warrant any refund of rent.

For these reasons we strongly advise all clients to take out holiday insurance to avoid any potential losses.

Insurance

Please note, the client's liability to the owner for gross damage or negligence, for which it is also recommended that the client arranges travel insurance (including cancellation cover) and to cover for the party's personal belongings, medical expenses, public liability, etc., since these are not covered by the owners insurance.

Costs

All utility costs are included (electric & water).

There is a heating charge of **£20.-** per week in the winter season.

Rates include 2 hand towels and one bath towel per person, per week.

Large beach towels are available at an additional cost of **£5.-** each, if requested.

Extra bed linen is available for two-week lettings, although the beds must be re-made by the guests.

Pets

Well behaved and obedient, cat-friendly dogs are welcome, but only after prior discussion and agreement with the owners.

- All pets must be up-to-date on rabies and all other vaccinations.
- All pets are to be treated with Advantage or similar topical flea and tick repellent.

This remains a farming community so dogs must be leashed at all times and pet owners are responsible for cleaning up any/all pet refuse. There are some designated beach areas where your dog can run. Pets are not allowed on furniture at any time and an extra cleaning charge of **£25.-** per pet will be applied to all bookings. All items above are the sole responsibility of the pet owner.

Smoking

This is a non-smoking property, although smoking outside is permitted under the strict condition that any litter and ash is properly discarded.

Property Defects

The client is kindly requested to report to the on site owners any defects in the property or equipment so that arrangements can be made to expediently replace or repair the fault.

This will hopefully assure you of an enjoyable stay and ensure that the following clients enjoy the same benefits.

Maximum Occupancy

The maximum number of guests is limited to six people, plus baby.

The number of guests indicated at the time of booking will be accepted by the owners as the contracted party for the period of rental. Additional guests may be invited, with the owners' prior consent, but the owners reserve the right to make additional charges to cover any extra cleaning or laundry costs.

Additional guests may wish to book the **B&B** which is offered in the main house.

The owners maintain the right to alter weekly rates according to prevailing circumstances, although your rental terms are naturally agreed once the booking is confirmed.

Falsified Bookings

Any booking obtained under false pretences will be subject to the forfeiture of any advance payments, deposit and/or rental money, and the party will not be permitted to check in.

Parking

There is ample space for parking of vehicles, but there are no garaging facilities.

Water and Septic Services

The property is remote and therefore operates on a fully approved *fosse septique* (septic tank) system. Please respect the disposal rules of sanitary goods, which will be fully explained on arrival. The septic system is very effective, but it will clog up if improper material is flushed, so please explain to all party members that anything other than toilet paper has the potential to damage the system.

Liability Limitations

The owner shall not be liable to the client for any of the following:

- For any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, machinery or appliances within the property.
- 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 owners.
- For any loss or inconvenience caused to, or suffered by, the client if the property is destroyed or substantially damaged before the start of the rental period. In any such event, the owners shall, within seven days of notification to the client, refund all sums previously received in respect of the rental period. Under no circumstances shall the owners' liability to the client exceed the amount paid to the owners for the rental period.

Written Exceptions

Any exceptions to the above mentioned policies must be approved, in writing, in advance of the booking acceptance.

Only French law is applicable.

Date, Signature
Owner

Date, Signature
Client