

Booking Conditions

1. **The property reserved** is offered for holiday rental subject to confirmation by Mr & Mrs B Lewis ("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 of 25% of the standard weekly rent **for each week booked**. Following receipt of the booking form and deposit, the Owners will send a confirmation invoice and statement. This is the formal acceptance of the booking. The Client, in accepting these conditions and signing the booking form, does so on behalf of all persons accompanying the Client.
3. **The balance of the rent** together with the security deposit (see clause 5) is payable not less than 8 weeks 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 or by email that the reservation is *cancelled*. Reservations made within 8 weeks of the start of the rental period require full payment at the time of booking.
4. **Electricity costs** are **included** in the rental during any week commencing during the period 1 May – 30 September. Outside the stated period electrical energy consumed may be charged for at the rate levied by the supplier (EDF). Charges will be based on the EDF meter and meter readings will be given to the tenant at commencement and completion of the rental period.
5. **A security (damages) deposit** of £300 or €350 per booking 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 Owners. The Owners will account to the Client for the security deposit and refund the balance due *within 2 weeks after the end of the rental period*.
6. **In the event of a non-insurable cancellation**, subject to clauses 2 & 3 above, 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.
7. **The rental period** shall commence at 4.00pm on the first day and finish at 10.00am on the last day. These times may be varied by prior arrangement.
8. **The number of persons** to reside in the "Property" must not exceed the number agreed without the prior approval of the Owners. In this case a surcharge may be levied.
9. **The use of the facilities** at the Property shall be limited to the members of the Client's party unless otherwise agreed by the Owners.
10. **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. The Owners reserve the right to make a retention from the security deposit to cover cleaning costs if the Client leaves the "Property" in an unacceptable condition. The Client also agrees not to act in any way that would cause disturbance to those resident in neighbouring properties.
11. **The Client shall report** to the Owners without delay any defects in the "Property" or breakdown in the 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.
12. **The Owners** shall not be liable to the Client 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, nor 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, nor 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. In any such event, the Owners shall, within seven days of notification to the Client, refund to the Client all sums previously paid 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.