

BOOKING CONDITIONS

1. The Property is offered for holiday rental subject to confirmation by the Owner to the signatory on booking form.
2. To reserve the property, the Client should return the completed booking form by E-mail followed up with a signed copy by post 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 Client will be sent a confirmation by E-mail or letter. This is a formal acceptance of the booking.
3. The balance of the rent, together with the security deposit (see clause 5) is payable not less than 6 weeks before the start of the rental period. If the 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 6 of these booking conditions will apply. Reservations made within 6 weeks of the start of the rental period will require full payment at time of booking.
4. Any chargeable expenses arising during the rental period (e.g. linen hire, laundry facilities, cleaning service) should be settled with the Owner before departure.
5. A Security deposit of £50 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 end of the rental period.
6. Subject to clause 2 and 3 above, in the event of a cancellation, refunds of amounts paid will be 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.**
7. 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.
8. The maximum number to reside in the accommodation must not exceed 8 unless the owner has given written permission.
9. The Client agrees to be a considerate tenant and to take good care of the property and leave it in a clean and tidy condition at the end of the rental period. The Client also agrees not to act in any way to cause disturbance to residents in other parts of the accommodation or in neighbouring properties.
10. To ensure that the accommodation meets the standards of cleanliness expected by new guests, the Client can opt to pay for a cleaning service at the end of the hire period - see booking form.
Alternatively, the Client can arrange to clean the accommodation themselves. The Owner will provide the Client with a checklist of cleaning requirements which they are asked to complete and sign.
In the latter case, the Owner reserves the right to make a retention from the security deposit to cover additional cleaning costs (at a premium hourly rate) if the Client leaves the property in an unacceptable condition.

11. The Client shall report to the Owner, without delay, any defects or breakdowns in the equipment, plant, machinery or appliances in the property, garden or swimming pool. Arrangements for repair and/or replacement will be made as soon as possible.

12. The Owner shall not be liable to the client:

12.1 for any temporary defect or stoppage in the supply of public services nor in respect of any equipment, plant machinery or appliance in the property, garden or swimming pool

12.2 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.

12.3 for any loss, damage or inconvenience caused or suffered by the Client if the property shall be destroyed or substantially damaged before the start of or during the rental period and in any such event, the Owner shall within seven days of notification to the Client refund to the client sums previously paid in respect of the rental period.

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

This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England

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