

## BOOKING TERMS & CONDITIONS

1 The properties known as Our French Farmhouse (the Property) are offered for holiday rental subject to confirmation by Mr. & Mrs. IA Bratley (the Owner) to the renter (the Client).

2 To reserve the property the Client should complete and sign a booking form and return it together with payment of the initial deposit (25% of the total rent due). Following receipt of the Booking Form and deposit the owner will send a Confirmation that will be the formal acceptance of booking.

3 The balance of the rent together with the Refundable Breakages Deposit (see Clause 5) 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 6 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 should be settled locally with the Owner prior to departure.

5 At the owner's discretion a refundable Breakages Deposit of £100 for the total holiday 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 breakages deposit.

6 Subject to Clauses 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 to the Client 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 each property must not exceed FOUR plus 1 infant unless the Owner has given written permission. The Owner reserves the right to refuse admission if this condition is not observed.

9 The Client agrees to be a considerate tenant and to take good care of the property and leave it clean and tidy at the end of the rental period. Although a final clean is included in the prices, the Owner reserves the right to make a retention from the Refundable Breakages Deposit to cover any additional cleaning costs if the Client leaves the property in an unacceptable condition. The Client also agrees not to act in any way, which would cause disturbance to those, resident in any neighbouring properties. **Absolutely no fires are to be lit anywhere on the property or grounds.** Supervised BBQ use is permitted.

10 The Client shall report to the Owner without delay any defects in the property or breakdown in the equipment, plant, machinery or appliances in the property, garden or swimming pool so that arrangements for repair and/or replacement can be made as soon as possible.

11 The Owner 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, 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. 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.

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

13 The use of the accommodation and amenities, such as the swimming pool, barbecue and laundry facilities is entirely at the Client's own risk and the Owner can accept no responsibility. This includes for any injury or loss or damage to the Client or their Visitors and their belongings.

14 The Owner has no wish to have dissatisfied Clients and considers it part of the Contract to be given the opportunity to put right any complaints the Client may have. In the unlikely event that the Client needs to complain, he or she should bring the complaint to the Owner so that he/she has the opportunity to address the matter during the stay. The Owner cannot accept complaints made after the Client has returned home if he/she has not been given opportunity to put matters right during the Client's stay.

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 the contract may be brought in any court of competent jurisdiction in England.

In a nutshell, you are on holiday ENJOY YOURSELF! Please treat the house with respect and as if it were your own leaving it how you find it. If you break some crockery, please let us know and we will get it replaced. Let us know if anything goes wrong we are only too happy to help. **Do take out adequate insurance cover and use common sense when exploring and please supervise children at all times in the splash pool. France does have some very strict rules regarding swimming pools!**