

These booking conditions represent part of the Terms and Conditions of the contract between the owners and the named tenants and the person signing the Booking Form, once accepted and confirmed in writing, warrants that you have read, understood and accepted the terms of this contract. Please read carefully.

1. The properties Maison Des Roses and Petite Maison Des Roses (the property) is offered for holiday rental subject to confirmation by Lynn Jennings (the Owner) 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 (25% of the total rent due). Following receipt of the Booking Form and deposit, the Owner will send confirmation. This is the formal acceptance of the booking.
3. The balance of the rent together with the security deposit 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. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
4. A security deposit of **£200 per property** will be added to the final balance (and banked for security reasons) and is refundable in whole or in part (normally within 14 days after the property has been checked). All breakages, losses or damage and extra costs or charges will be deducted from the security deposit. Should the security deposit be insufficient to meet such costs or liabilities, an additional amount is payable by the person signing the booking form.
5. Subject to clauses 2 & 3 above, in the event of a non-insurable 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 Owners insurance. All visitors to France are advised to bring with them a valid E111 card. (available from UK Post Offices).
6. The rental period shall commence at **4.30 p.m** on the first day and finish at **10.30 a.m.** on the last day. The Owner shall not be obliged to offer accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated.
7. The maximum number to reside in the Petite Maison Des Roses **MUST NOT exceed 5**, and maximum number to reside in Maison Des Roses **MUST NOT exceed 6**, unless the Owner has given written permission.
8. 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 rental period. The Owner reserves the right to make retention from the security deposit to cover additional cleaning costs if the Client leaves the Property in an unacceptable condition. The Client also agrees not to act in anyway, which would cause disturbance to those residents in neighbouring properties.
9. The client and party acquire no rights whatsoever over the Property except occupation as a holiday let for the period booked. The Client shall not sub-let the Property.
10. The Client shall report to the Owner without delay any defects in the Property or breakdown of equipment in the Property or garden and arrangements for repair and/or replacement will be made by the Owner or his Representative as soon as possible.
11. The Owner shall not be liable to the Client: **a.** For any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, machinery or appliance in the Property or garden. **b.** For loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owner. **c.** 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 such event the Owner shall, within 7 days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period. **d.** For any disruptions or closures to amenities caused outside the properties.
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 accommodation and amenities where offered, is entirely at the user's risk and no responsibility can be accepted for injury to a user or visitor and loss of damage to the user's or visitor's belongings.
14. No responsibility can be accepted for any loss or damage to any motor vehicle or its contents.
15. The bringing of pets on to the property is forbidden except with written permission of the Owner.
16. No camping is permitted on the Property grounds.
17. This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been compiled in England. Any proceedings arising out of or in connection with this Contract may be brought in any court of competent jurisdiction in England