

La Maison Pierre - Holiday Rental in the Charente Maritime Booking Conditions and Short Term Rental Agreement

This Short Term Rental Agreement (the "*Agreement*") is made by and between Graham Tree ("we", "us" and "our") and the holidaymaker(s) ("*you*" or "*your*") named on the Booking Form as of the Booking Date. The parties hereby agree as follows:

1. Location: The property is located at **10 Denfert Rochereau, 17700, Surgères, FRANCE**. The property is furnished and includes bed linen and towels for 8 occupants.
2. Guests: The rental party consist of those persons listed on the **Booking Form**. The maximum number of guests is limited to 8 persons. No other guests other than those named on the **Booking Form** are allowed to sleep at the property.
3. Rental Period: The rental begins at 4pm on the **Arrival Date** and ends at 10am on the **Departure Date**.
4. Reservation Deposit: A non refundable deposit of 25% of the rent due is due when booking is made. The booking is not confirmed until this deposit is received.
5. Balance: The Balance of 75% of the rent due is due 6 weeks before the **Arrival Date**.
6. Security Deposit: A refundable security deposit of £250 is due with the balance of payment. This will be refunded within 14 days of the Departure Date providing no deductions are made for:
 - loss or damage to the property or furnishings
 - excessive dirt or mess requiring cleaning
 - any other loss incurred by us due to your stay
7. Taxe de Séjour: A tourist tax is levied on all paying guests over the age of 18 years in the Charente Maritime, at a rate of 0.60€ per person per day and this amount will be shown separately on the invoice. This amount must be paid with the Balance and will be paid on your behalf to the relevant authorities.
8. Cancellation by you:
 - The Reservation Deposit is non refundable.
 - If you wish to cancel the booking more than 4 weeks before the Arrival Date, we will refund 50% of the Balance. This gives us time to re-market the property at a reduced rate.
 - If you wish to cancel the booking 4 weeks or less before the Arrival Date there is no refund.
 - You are strongly advised to take out comprehensive travel insurance to cover cancellation.
9. Access: You shall allow us or our representative to access the Property for purposes of repair, inspection or maintenance. We shall exercise this right in a reasonable manner.
10. Liability: The maximum liability for losses you suffer for us acting in breach of this Agreement is strictly limited to the amount received from you in relation to the booking. We are not liable for any losses which are not a foreseeable consequence of us breaching this Agreement. We shall not be liable for:
 - any temporary defect or stoppage of public services to the Property, nor in respect of any equipment, plant, machinery or appliance in the property or garden
 - any loss, damage or injury, which is the result of adverse weather conditions, riot, war, strikes or other matters outside our control
 - any loss, damage or inconvenience caused to or suffered by you if the Property shall be destroyed or substantially damaged before the start of the rental period, and in any such event, we shall, within 7 days of notification to you as to the unavailability of the Property, refund to you all sums previously paid to us and the booking agent in respect of the booking. We will not however, be liable to refund any fees paid to third parties connected with the holiday (including but not limited to fees for travel, insurance, activities or entertainment).

11. Your Obligations:

1. Smoking is not allowed in the Property
2. You agree to comply with the regulations set out in the property manual and with any instructions on display.
3. You agree to keep and leave the property and the furnishings, including such items as kitchen equipment, crockery and glasses clean, tidy and in good condition.
4. You agree to use appliances only for their intended uses.
5. You agree to take all necessary steps to safeguard your personal property while at the property.
6. We are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. We are not responsible for the loss of your personal belongings or valuables. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. You are strongly advised to ensure that each member of your party is covered by comprehensive travel insurance (including cancellation, travel delays, loss and damage to baggage and other property) and health insurance (including evacuation and repatriation coverage)
7. Linen and towels are provided for the rental period and are for use inside the property only. You agree not to take towels or linen into the garden or from the property. You should bring your own beach towels for use in the garden or outside.
8. Pets are not allowed without prior authorisation from us.

12. Swimming Pool:

1. There is a security fence around the swimming pool, which conforms to the latest French security standards . However, it is your responsibility to ensure the safety of all guests while staying at the property.
2. Bottles or glasses or not allowed in the swimming pool area.
3. Use of bronzing or oil based sun tan products must not be used before using the swimming pool. These products destroy the filtration system and must be completely removed before entering the pool.