

**Holiday France Direct**  
**Le Cottage, Monthault. General Rental Terms & Conditions.**  
**Ref:FWW/JPP 2018 HFD**

- 1/ By making a booking, you are entering into an agreement between you as the guest and us, Frances Williams and Jan Palewicz, as the owners of the holiday home, known as "Le Cottage".
- 2/ Prior to the start of your stay in Le Cottage, you will receive rental documents containing travel directions and how to find the keys.
- 3/ On the date of booking, your lead guest must be at least 18 years old.
- 4/ Rental period.

You are usually expected to arrive between 4 p.m.& 6 p.m. on the day concerned. Le Cottage must always be vacated by no later than 10 a.m. on the day of departure. The keys will be handed out only if the full rent has been paid in accordance with these booking conditions.

5/ Le Cottage.

5.1 Number of guests.

At any time, the holiday home and the property belonging to it may be occupied by no more than 4 people. This number includes children regardless of age.

If Le Cottage is being occupied by more than the maximum number allowed, we shall be entitled to request that the additional people vacate the property without notice. If you as the guest do not comply with this request within 12 hours, we shall be entitled to terminate the rental agreement with immediate effect and to oblige all occupants to vacate the property without further notice and with no refund.

5.2 Tents and Caravans.

It is prohibited to pitch tents or have caravans or similar structures on or by the property. We shall be entitled to demand that these be removed immediately. If you as the guest do not comply with such instructions immediately, we shall be entitled to terminate the rental agreement with immediate effect and to oblige all occupants to vacate Le Cottage without further notice and with no refund of the rent.

5.3 Pets and Smoking

1 pet only is allowed by prior arrangement. It is not permitted upstairs.

There is a veterinary practice in Louvigne-du-Desert (5 km.)

Smoking is prohibited in the property and annexe.

## 5.4 The Lake.

For safety reasons, you as the guest will follow any instructions from us relating to the use of the lake. Children under the age of 16 should be supervised by an adult at all times.

As special conditions apply to the carp fishing, please indicate your interest and requirements at time of booking. Tackle and bait can be provided by prior request.

## 6/ Prices and Payment.

6.1 All prices are stated in £ Sterling per week. Any additional weeks booked will be charged at £100 less than the advertised price. The booking shall be immediately binding, regardless of how the booking is made.

Following receipt of the booking, we shall send you within 48 hours confirmation and the rental amount to be charged. A deposit of £40 per person is required to secure a booking, to reach us no later than 10 days after the booking has been made.

Full payment must be received at least 60 days before your departure date, or at the time of booking if that is within 60 days of your departure date. If full payment is not received, we reserve the right to cancel the booking and retain any deposit. Documents are sent out 2 weeks prior to your arrival date.

The rental amount is exclusive of electricity and also of heating (meters will be read on arrival and departure). Bed linen and towels are included.

Logs can be supplied for the open fire.

A final cleaning charge of a minimum of 30 Euros is levied upon departure.

## 6.2 How to pay?

Details of our bank account (Nat West, Cardiff) will be sent with our confirmation booking so that you can make payment direct by CHAPS.

## 7/ Cancellation.

Cancellation can only be made in writing to us and will apply from the day we receive it.

The following charges will apply:-

Over 42 days before outward travel date-----deposit only.

29 – 42 days “ “ “ “ -----30% of the cost of the holiday  
(or deposit if greater)

15 – 28 days “ “ “ “ -----50% “

2 – 14 days “ “ “ “ -----75% “

Within 2 days of “ “ “ -----100%.

#### 8/ Breakage Deposit

A deposit of £100 Sterling in cash will be charged when you collect the keys. This serves as security for us in case of any damage to Le Cottage. The cost of any damage will be deducted before repayment of the deposit. If the value of the damage exceeds the amount of the deposit, you will be invoiced the additional amount.

#### 9/ Damage.

You as the guest will treat Le Cottage in a responsible manner, and you must return the property in the same condition as it was received. You will be liable to us for any damage to the property and its contents committed during your rental period by you or others given access to Le Cottage by you. Damage to the property made during the rental period must be reported to us immediately and entered into the Damages Book.

#### 10/ Final Cleaning.

You will leave the property tidy and clean. You should be particularly aware of cleaning the fridge, freezer, oven and sanitary installations. Le Cottage should always be vacated in a condition in which you would like to receive it. The cost of final cleaning to be undertaken by us will be a minimum of 30 Euros.

#### 11/ Defects/Complaints etc.

Any liability for damages shall only include direct financial damage. We cannot be made liable for any indirect damage (consequential damage) or any damage of a non-financial character (non-pecuniary loss).

Complaints should be made to us promptly so as to ensure any problem is resolved amicably and quickly.

We cannot be held liable for cases of insect attacks in or on the property, nor for theft, damage to or similar circumstances relating to your personal property.

You should have personal and medical travel insurance and your EHIC (European Health Insurance Card). See [www.ehic.org.uk](http://www.ehic.org.uk).

There is a medical centre in Louvigne (5 km.) and a hospital with Casualty Unit in Fougères (22 km.)