



Holiday in Vendee, France

Cottage for 2 with in-ground pool

Booking Terms & Conditions

1. The property known as La Roseraie ("the property") is offered for holiday rent subject to confirmation by Mr & Mrs D Clifton-Jones ("the owners") or the owner's local agent ("the agent"), 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 (£150.00). The owner (or the owner's agent) will confirm safe receipt and the booking by email.
3. The balance of the rent together with the security deposit (Clause 4) 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 5, of these booking conditions will apply. Reservations within 8 weeks of the start date of the rental period require payment in full at the time of the booking.
4. A security deposit of £150.00 for 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 & refund the balance within 2 weeks of the end rental date.
5. Subject to Clauses 2 and 3 above, in the event of cancellation, refunds of the 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.**
6. **The rental period will commence at 4.00pm local time** on the first day of rental (usually on a Friday) and **finish at 10:00am on the last day** (usually also on a Friday). 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.
7. The maximum number of people to reside at the property must not exceed 2 (two), unless the owner has given specific written permission. If it is found that more than the stated number of people has stayed at the property during the rental period, a charge of £100.00 per week or part of per person will be charged. **No Pets are allowed.**
8. The client agrees to be a considerate tenant and to take good care of the property and to leave it in a reasonable condition at the end of the rental period. The client agrees not to act in any way, which will cause disturbance or distress to local residents or animals.
9. The client will report to the owners or the owners' local agent without delay any defects in the property or breakdown of services or equipment or appliances in the property or garden and arrangements for repair and/or replacement will be made as soon as possible. If the value of damage exceeds the value of the security deposit, the clients agree to fully reimburse the owners including any loss of earnings resulting from such damage.
10. To conform with French legal requirements, the swimming pool is fitted with an alarm. This alarm should remain activated when the pool is not in use. Legal responsibility to carry out this operation passes to the client for the occupied period from the date and time of arrival. Details of operation are provided within the property.
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, appliances, plant or machinery in the property or garden. For any loss, damage or injury, which is the result of misuse, lack of care, adverse weather conditions, riot, strike 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 14 days of notification to the client, refund to the client, all sums previously paid in respect of the rental period. 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 way, including formation and interpretation and shall be considered 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.