

BOOKING TERMS AND CONDITIONS

Brittany Cottage, Kerhuel, Paule

To reserve the 'Property', the Client should contact the Owner to confirm availability and forward a cheque for the deposit – 25% of the agreed rental charge. You will also be requested to forward a refundable security deposit of £50. Cheques should be made payable to Mrs J Carr

Following receipt of the deposit, you will be sent a booking confirmation and receipt, usually by email. This is the acceptance of the booking. The balance will be due not less than 4 weeks before the start of the rental period, and should be payable to Mrs J Carr. 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 a further Clause will apply. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.

The refundable security of £50 is required in case of, for example, damage to the property or its contents (unless otherwise stipulated). However the sum reserved by this Clause shall not limit the Client's liability to the Owner. The Owner shall account to the Client for the security deposit and refund the balance due within 2 weeks after the end of the rental period.

Subject to the Clauses 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., as these are not covered by the Owner's insurance.

The rental period shall commence at 4pm on the first day and finish at 10am 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.

The maximum number to reside in the Property must not exceed the number stated unless the Owner has given prior permission. If this rule is broken, the Owner retains the right to either ask for financial compensation for the extra capacity, or indeed to cancel the remainder of the holiday without recompense to the Client. This is due to the strict insurance clauses in France.

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 the rental period, as you should find it on your arrival. 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 any way which would

cause disturbance to any residents in any neighbouring properties.

The Client shall report to the Owner without delay any defects in the Property or breakdown in any equipment, plant, machinery or appliances in the Property, and arrangements for repair and/or replacement will be made as soon as possible. In the event of any problems occurring at the Property, please contact the Owner's agent, Mr Cliff Webb – Tel: 0033 2 96 29 88 44.

The Owner shall not be liable to the Client:

For any temporary defects or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery or appliances in the Property, or Garden, 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 damaged before the start of the rental period and in any such event, the Owner shall within seven days of the notification to the Client, refund to the Client all sums previously paid in respect on 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 particular. Any proceedings arising out of or in connection with this contract may be brought in any court or competent jurisdiction in England.