

Terms and Conditions

1. A booking cannot be confirmed until a completed booking form and a non-refundable deposit of 30% of the total rental cost are received by the owner. Acceptance of the booking is subject to these terms and conditions and the booking will be confirmed in writing by the owner.
2. The balance of rental together with the security deposit referred to in clause 5 must be paid no less than eight weeks before the date of commencement of the rental period. Delay in payment will constitute cancellation by the tenant of the booking. Payment can be made by Cheque/Bank Transfer.
Bank Transfer: Pounds sterling (all charges to be paid by the visitor/tenant Bank details are available upon request).
3. In the event that the booking is made less than eight weeks before commencement of the rental period the total rental cost together with the security deposit referred to in clause 5 is payable upon submission of the completed booking form.
4. For cancellations received more than 5 months before the commencement of the rental period the deposit will be forfeited in full. For cancellations received less than 5 months before the commencement of the rental period the deposit will be forfeited in full and any other money paid to the owner by the tenant (excluding the security deposit referred to in clause 5 which will be refunded in full to the tenant) will only be refunded to the tenant if the owner is able to re-let the property before the commencement of the rental period. In the event of the property being re-let at a lower rental than that to be paid by the tenant, the owner will only be obliged to refund to the tenant a sum equivalent to the actual rental obtained. If for any reason the booking is cancelled by the owner, all money paid by the tenant including the deposit will be refunded to the tenant. Cancellations (except in the circumstances described in clause 2) must be made in writing.
5. A security deposit of £300 per rental week is required to cover any damage or loss during the rental period and any non-local telephone calls made by the tenant during the rental period provided, however, that the security deposit will not limit the tenant's liability to the owner for any loss or damage, or for the cost of non-local telephone calls. The security deposit (or the balance thereof) will be returned to the tenant at the latest within four weeks of expiry of the rental period.
6. The rental period will commence at 1600 hours on the first day and expire at 1000 hours on the last day.
7. Numbers of occupants in excess of those detailed in the booking form, subletting or sharing of the property (which in these terms and conditions includes the house, grounds and swimming pool) is not permitted in any circumstances.
8. The tenant will be responsible for maintaining the property, furniture, finishings and equipment in the same state as at the commencement of the rental period and will indemnify the landlord against any loss or damage caused by the tenant (or the cost of any non-local telephone calls) in excess of the security deposit referred to in clause 5.

9. The tenant will without delay report to the owner or to the owner's representative any defects in the property or breakdown in the equipment, plant, machinery or appliances in or on the property, and arrangements will be made for repair or replacement as soon as reasonably possible.

10. The tenant will allow maintenance personnel, cleaning staff, the owners and the owner's representative reasonable access to the property for the purposes of repair and maintenance. On your departure day, we ask that you vacate the property by 10.00 am so that we can prepare for the next guests.

Please do your best to dispose of rubbish, bottles etc.

The property should be left in the condition you found it please. As we are sure you are aware it is etiquette to leave the property in good order. Our customers appreciate and know to leave the kitchenware cleaned, towels and linen stripped, all personal belongings to be removed from the property, unwanted items from the fridge and freezer removed and so on.

This is much appreciated by the caretakers who have a limited time for the turnaround. The property caretaker would then take responsibility for ensuring the property is thoroughly cleaned and acceptable for the next guests. Please collect the dirty linen and towels and leave near the washing machine on your departure, this is most helpful.

The property should be left in the condition you found it, a charge of £50 may be deducted from the deposit if any additional cleaning is necessary. It has happened in the past....that every pot and pan has been used and left in the sink without being washed.

11. The tenant will not allow animals or pets to be brought in or on the property, and will not allow any person to smoke in the house.

12. The tenant will at all times exercise caution when using the swimming pool and/or activities/equipment provided by Trailfrance and will comply fully with any instructions or notices from the owner or the owner's representative in relation to the use of the swimming pool and /or activities/equipment, and/or the WC's situated in the house. The tenant will comply fully with any safety measures in relation to the use of the swimming pool including pool covers or pool alarms and/or other activities/equipment provided. The tenant will indemnify the landlord against any loss or damage suffered as a consequence of any breach of this clause.

13. The owner will not be liable to the tenant for any loss damage or injury incurred at the property, or through use of any equipment or facilities, other than death or personal injury arising as a consequence of the negligence of the owner.

14. The owner will not be liable to the tenant for any defect or stoppage in the supply of public services, or for any temporary defect in the property or any loss, damage or injury beyond the control of the owner.

15. Under no circumstances will the owner's liability exceed the amount paid by the tenant for the rental period.

16. In these terms and conditions the singular will include the plural and the plural will include the singular.

17. No person who is not a party to these terms and conditions will have any right under the Contracts (Rights of Third Parties) Act 1999 to enforce any of these terms and conditions.

18. These terms and conditions and the contract between the owner and the tenant will be governed by and construed in accordance with English law and each party hereby irrevocably submits to the exclusive jurisdiction of the English Courts.

***THE TENANT IS STRONGLY RECOMMENDED TO ARRANGE
COMPREHENSIVE TRAVEL INSURANCE INCLUDING CANCELLATION
COVER, PERSONAL BELONGINGS AND PUBLIC LIABILITY***

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