

Le Repaire – **BOOKING CONDITIONS**

PLEASE MAKE ALL CHEQUES PAYABLE TO K SHIELDS

Please take the time to read these conditions before returning the booking form.

1. The properties known as Hironnelle, Martinet and Gartempe. Hereafter known as (“the property”) are offered for holiday rental subject to confirmation by Mr & Mrs K Shields (“the Owners”) to the renter (“the Client”).
2. To reserve the property, the Client should complete and sign the booking form and conditions of booking and return it together with payment of the initial non-refundable deposit (20% of the total rent due). Please note that provisional bookings are held for 7 days. Following receipt of the booking form and deposit, the Owners will send a confirmation invoice and statement. **This is a formal acceptance of the booking.**
3. The balance of the rent, together with the security deposit (see clause 4) is payable not less than 6 weeks before the start of the rental period. If payment is not received by the due date, the Owners reserve the right to give notice in writing that the reservation is cancelled. The Client will remain liable to pay the balance of the rental, unless the Owners are able to re-let the properties. In this event, clause 5 of these booking conditions will apply. Reservations made within six weeks of the start of the rental period require full payment at the time of booking.
4. A Security deposit of £200 for every rental 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 Owners. The Owners will account to the Client for the security deposits and refund the balance due within two weeks after the end of the rental period.
5. Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of the amounts paid will be made if the Owners are able to re-let the property, and any expenses or losses incurred in doing so will be deducted from the refundable amount. **The Client is strongly advised to arrange a comprehensive travel insurance policy with a cancellation clause, which may enable you to recover non-refundable monies, and also to have full cover for the party’s personal belongings, public liability, etc. since these are not covered by the owner’s insurance. All visitors are advised to bring with them a valid “European Health Insurance Card (EHIC)” which replaced the E111. Tel 0845 606 2030 www.ehic.org.uk**
6. The rental period shall commence at **4.00 pm on the first day and finish at 10.00 am on the last day.** The owner shall not be obliged to offer the accommodations before the time stated and the Client shall not be entitled to remain in occupation after the time stated. **Arrivals must be between 4.00 pm and 9.00 pm unless by special arrangement with the Owners.**
7. The maximum amount of people to reside in each of the Hironnelle and Martinet properties should not exceed six, or eight by arrangement. In the Gartempe property it should not exceed eight, or ten by arrangement. In all cases all persons who are to stay in the properties must be named on the booking form at the time of booking, and no other persons may stay in the property or use its facilities without the WRITTEN permission of the Owners. In the event, that an extra person, not on

the booking form, should arrive, then the Owners reserve the right to refuse admission, or make an additional charge.

8. The Client agrees to be a considerate tenant and to take good care of the property and leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in the prices, the Owners reserve the right to make a 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 that may cause disturbance to those resident in neighbouring properties.
9. There is a **NO SMOKING** policy in the properties and around the swimming pool. If you do smoke in other areas please ensure that your cigarettes are fully extinguished.
10. The Client and party acquire no rights whatsoever over the property accepting occupation as a holiday let for the period booked. The Client shall not sub-let the property.
11. The Client shall report to the Owners without delay any defects in the property or breakdown in the equipment, plant, machinery or appliances in the property, gardens or swimming pool and arrangements for repair and/or replacement will be made as soon as possible.
12. The Owners shall not be liable to the Client:
 - i. For any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, plant, machinery or appliance in the property, garden or swimming pool.
 - ii. For any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or any other matters beyond the control of the owners.
 - iii. For any loss, damage or inconvenience caused 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 owners shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.
13. The use of the accommodation and the amenities where offered, such as the swimming pool, children's play equipment etc. is entirely at the users risk and no responsibility can be accepted for injury to the user or visitor and loss or damage to the users or visitors belongings.
14. No responsibility can be accepted for any loss or damage to any motor vehicles or its contents.
15. Under no circumstances shall the owners liability to the Client exceed the amount paid to the Owners for the rental period
16. The bringing of pets onto the property is forbidden except with the **written** permission of the owners.
17. No camping is permitted on the property grounds.
18. Whilst every effort has been made to ensure that the details provided are accurate, the representations and details shall not give rise to any liability on the part of the Owner. Every effort will be made to notify any changes in the details prior to the commencement of the holiday.

This contract shall be governed Law in every particular including the formation and interpretation and shall be deemed to have been compiled in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England.