

RENTAL CONDITIONS

1. The property is offered for rental to the renter, - 'The Client', subject to confirmation by the Owner or Owner's representative.
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 (25% of the total rent due.) Following receipt of the signed booking form and deposit, confirmation of the booking and a statement will be sent to the Client. This constitutes acceptance of a booking.
3. The balance of the rent, together with the security deposit (see clause 4) is payable not less than 6 weeks prior to 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 made within 8 weeks of the start of the rental period require full payment at the time of booking.
4. A security deposit of £150.00 for the rental period is required to cover the cost of :-telephone calls made by the client; electricity by metre reading, (not in the months of June, July & August); cleaning on departure (charged by the hour); and any damage to the property and its' contents. However, the sum reserved by this clause shall not limit the Client's liability to the Owner. A full account of all charges deducted from the security deposit will be made and the balance refunded to the Client within 14 days of the end of the rental period.
5. Subject to clauses 2 and 3 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 expense or losses incurred in so doing, will be deducted from the refundable amount. **The Client is required to take out a holiday insurance policy which includes 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 shall commence at 4.00pm on the first day and finish at 10.00am on the last day.
7. The maximum number of people to reside in the property must not exceed 6 people, unless the Owner or Owner's representative, has agreed otherwise in writing. (e.g. in the case of extra small children.)
8. 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. The Client also agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.
9. The Client shall report to the Owner or the Owners' representative, without delay, any defects in the property, or breakdown in the equipment, plant, machinery or appliances in the property and arrangements for repair and/or replacement will be made as soon as possible.
10. The Owner shall not be liable to the Client:
 - a) - for any temporary defect or stoppage in the supply of public services to the property, nor in the respect of any equipment, plant, machinery or appliance in the Property, garden or swimming pool.
 - b) - 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.
 - c) - 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. In any such event, the Owner shall, within 7 days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.
 - d) - for any noise, disturbance or works that are outside the Owner's control.
11. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

These rental conditions will be included on the confirmation/statement.