

GITES DU CANAL – L'ANCIENNE ECURIE - BOOKING CONDITIONS:

1. The property, known as l'Ancienne Ecurie (The Property) is offered for holiday rental, subject to confirmation by Peter and Catherine Pugh (The Owner) to the renter (The Client).
2. Rental rates are quoted in Euros. However, payment may be made in Pounds Sterling. The amount in Pounds Sterling will be confirmed by the Owner in two separate stages – a non-refundable deposit of 20% will be confirmed at the exchange rate applicable on the day of acceptance of a reservation; the balance (80% of the cost of rental) payable not less than six weeks before the commencement of the rental period will be confirmed at the exchange rate applicable eight weeks prior to the rental period.
3. 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 (20% of the total rent due). Following receipt of the booking form and deposit, the Owner will send a confirmation invoice and statement, on receipt of which the Client may consider it reserved for their party.
4. The balance of the rent is payable not less than six 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 to the Owner unless the Owner is able to re-let the Property. In this event, clause 6 of these booking conditions will apply.
5. Reservations made within eight weeks of the commencement of the rental period must be accompanied at the time of booking by the full amount of the rental due.
6. The Client is required to pay a security deposit in case of damage to the property or its contents during the period of rental. However, the Client's liability extends to any loss or damage, however caused, during the rental period and is not limited to the amount of the security deposit. The security deposit is required at the time of the payment of the balance of rental. The Owner will account to the Client for the security deposit and, within two weeks after the end of the rental period, it will be refunded in full or less a reasonable amount to cover any breakage or damage.
7. **Cancellations:** Subject to Clauses 2 and 3 above, while the initial deposit is not refundable in the event of a cancellation, once the final balance has been paid a refund will be made only if the Owner are able to re-let the property, and any losses or expenses incurred in so doing will be deducted. **You are strongly advised to take out suitable independent insurance cover which includes a cancellation clause which may enable you to recover non-refundable monies and to have full cover for the party's personal belongings, public liability and so forth as these are not covered by the Owner' insurance.**
8. The Rental Period shall commence at 16.00 hours on the first day and finish at 10.00 hours on the last day. The Owner shall not be obliged to offer the accommodation before the time stated and the Client must not remain in the property after the expiry of the Rental Period.
9. The Client agrees not to act in any way which would cause disturbance to residents in neighbouring properties.
10. The Client is expected to leave the property in an acceptably clean general condition. The Owner will arrange for the washing of floors following departure of the Client. The Owner shall be entitled to deduct from the security deposit a sum in respect of cleaning of the Property if it is not left in an acceptably clean condition.
11. The maximum number of people occupying the property shall not exceed 4 (plus baby in cot).
12. The Client shall report to the Owner without delay any defects in the property on arrival or during the Rental Period.
13. The Owner shall not be liable to the Client:
 - ◆ For any temporary stoppage or defect of supply of public services to the property
 - ◆ For any loss or injury caused to the Client as a result of adverse weather, riot, war, strikes or other matters not within the control of the Owner.
 - ◆ For any loss, damage, inconvenience caused to or suffered by the Client as a result of the Property being unavailable for let in the event of the Property being damaged or destroyed or for any other reason. However, the Owner shall refund the whole of any monies paid to the Owner within seven days of notification to the Client.
14. Under no circumstances shall the Owner's liability to the Client exceed the sum or sums received by the Owner.

This agreement is made in accordance with English law and shall be deemed 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.