

Terms and Conditions of renting Flat, Villa Campo Bello, 9 Rue des Chalets, 35800 Dinard

1. The property known as 9 rue des Chalets ("the Property") is offered for holiday rental subject to confirmation by Ann and Paul Elms ("the Owners") to the renter ("the Client").
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 booking form and deposit, the "Owner" will send a confirmation email which is a formal acceptance of the booking.
3. The balance of the rent is payable not less than eight 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. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
4. Any chargeable expenses arising during the rental period should be agreed with the "Owners" by telephone before departure.
5. Subject to clauses 2 and 3 above, in the event of a non-insurable 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 and personal accident since these are not covered by the "Owner's" insurance.**
6. The rental period shall commence at 2.30 pm on the first day and finish at 9.30am on the last day. The "Owner" shall not be obliged to offer the accommodation before the time stated and the "Client" shall not be entitled to remain in occupation after the time stated.
7. The maximum number to reside in the property must not exceed FOUR unless the "Owner" has given written permission.
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 ready for the next tenant. 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" without delay any defects in the "Property" or breakdown in the equipment 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":
 - For any temporary defect or stoppage in the supply of public services to the "Property",
 - 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 substantially damaged before the start of the rental period and in any such event, the "Owner" shall, within seven days of notification to the "Client", refund to the "Client" all sums previously paid in respect of the rental period.
11. Under no circumstances shall the "Owners" 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 including formation and interpretation 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.