

BOOKING CONDITIONS

1. The property known as 7 Rue du Placal, Puilaurens. ('the property) is offered for holiday rental subject to confirmation by S and N Sutton ('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 Owners will send a confirmation. This is the formal acceptance of the booking.
3. The balance of the rent together with the security deposit (see clause 4) is payable not less than eight 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. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
4. A security deposit of £150 for each rental period is required in case of, for example, damage to property or its contents, or the use of the telephone for outgoing calls. (Local calls are free of charge). However, the security deposit will not necessarily be the limit of the Client's liability to the Owners. The Owners will account to the Client for the security deposit and refund the balance due within two months after the end of the rental period. (This period is due to the maximum time taken for the production of a bi-monthly itemised telephone charge).
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 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 recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover of the party's personal belongings, public liability etc., since they are not covered by the Owner's insurance.
6. The rental period should commence after 4.00 pm on the first day and finish before 10.30 am on the last day. The Owners 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 7 plus a baby.
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. Although a final clean is included in our main season 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 which would cause disturbance to those resident in neighbouring properties. The Client is responsible for the security of the Property during their period of occupation.
9. The Client shall report to the Owners without delay any defects in the Property or breakdown in the equipment, plant, machinery or appliance in the Property, and arrangements for repair and/or replacement will be made as soon as possible.
10. The Owners shall not be liable to the Client:
 - for any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery in 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 Owners
11. The Owners strongly advise that small children are not left unattended on either of the balconies. The Owners shall not be held responsible for any accident relating to use of the balconies.
12. Personal belongings are at the Client's risk. The Owners accept no responsibility for personal injury or loss or damage to Client's belongings.
13. Under no circumstances shall the Owners' liability to the Client exceed the amount paid to the Owners for the rental period.
 - This contract shall be governed by English law 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.