

1. The cottage « The Property » located in « Les Naudines Cottages » is offered for holiday rental subject to confirmation by Claude and Gilles Durand « The Owners » to the renter « The Clients».
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 (30% of the total rent due).Following receipt of the Booking Form and deposit, The Owners will send a Booking Confirmation by email.  
**Only this Booking Confirmation can be considered as the formal acceptance of the booking.**
3. The balance of the rent is payable not less than four 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 rent, unless The Owners are able to re-let The Property.  
**Reservations made within four weeks of the start of the booking period require full payment at the time of booking**
4. Cancellation by client should be made in writing to the owners.  
Charge from the date of receipt of the client's cancellation letter:  
  
\_ More than 30 days before arrival date, 30% of the total cost.  
\_ 30-0 days before arrival date, 100% of total cost except if The Owners are able to re-let the Property. In this case 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 etc, since these are not covered by The Owners insurance.  
  
Cancellation by the Owners: if for any reason the Owners are obliged to cancel the Client's booking, all monies paid to date will be refunded in full. This is the limit of the Owners' liability.
5. All payments must be made in euros (please refer to front page of Booking Form) by transfer or check valid in France.
6. Price include :
  - Rental (self-catering)
  - 8 kW per day for electricity
  - hot and cold water
  - free access for activities available on site.Although no linen is provided, bed linen can be hired on site at 9 euros - per person and per change. Any chargeable expenses arising during the rental period (e.g. bed linen) should be paid in cash in euros on arrival.
7. **A security deposit of 380 euros for Farmhouse Cottages and 230 euros for Barn Cottages 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 the security deposit and refund it on departure less any deduction if necessary. The security deposit must be paid in cash on arrival in local currency.**
8. No responsibility will be taken by The Owners for anyone being or playing in or around the Cottages, swimming pools, garden, communal areas or anywhere in or around the Property boundaries.
9. The rental period shall commence at 4pm. on the first Saturday and finish at 10am. on the last Saturday. 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.
10. The maximum number of persons to reside in The Property must not exceed 8 in the case of "Farmhouse Cottages" and 4 in the case of "Barn Cottages" unless The Owners have given written permission. The rental charges are based on the agreement that no more than the original agreed number of persons may occupy or use The Property or any of its facilities. The Owners will deny access to The Property or its facilities to anyone not included in the agreed numbers of residents. The use of swimming pools, and/or any other of The Property facilities is strictly restricted to those Clients listed on the Booking Form.
11. 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 Owners reserve the right to make a retention from the security deposit to cover cleaning costs if the Client let the Property in an unacceptable condition.  
**80 euros for "Farmhouse cottage" and 60 euros for "Barn cottage".**  
The Client also agrees not to act in any way that would cause disturbance to those residents in neighbouring properties.
12. The Client shall report to The Owners any defects in The Property or breakdowns in the equipment, plant, machinery or appliances in The Property, garden or swimming pools and arrangements for repair and/or replacement will be made as soon as possible.
13. 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 or appliance in The Property, garden, swimming pools or any communal areas.
  - any loss, damage or injury which is the result of adverse weather conditions, riots, war, strike or other matters beyond the control of The Owners.
  - 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 Owners shall, within eight days of notification to The Client, refund to The Client all sums previously paid in respect of the rental period.
14. Under no circumstances shall The Owners' liability to The Client exceed the amount paid to The Owners for the rental period.
15. Pets are not accepted owing to the number of Cottages.
16. **Tourist tax included in the cost.**  
Baby cots may be provided on site subject to availability.

This contract is governed by French Law in every particular including formation and interpretation and shall be deemed to have been made in France. Any proceedings arising out or in connection with this contract can only be brought in the competent court of Bergerac, France. These Booking Conditions are printed on back of our