

# La Villa D'Orb - Booking Conditions

Jacqueline Macklam offers the Property for holiday rental subject to confirmation ("the Owner") to the renter ("the Client").

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 (which is equal to 25% of the total rent due, or £100 per week, whichever is the greater). The Owner will send a receipt for the deposit. This is the formal acceptance of the booking.

The balance of the rent is payable by the Client eight weeks prior to arrival at the Property. If the Client wishes to cancel the booking, then this must be done in writing (by recorded delivery post to 21 Hoggs Lane, Purton, Swindon, Wiltshire, SN5 4BU), but the following charges apply. Please note that the weeks in question will be calculated from the date of receipt of the written cancellation:

Less than 8 weeks prior to departure, 100% of total rental.  
Deposit is not refundable.

It is strongly recommended that the Client arrange a comprehensive travel insurance policy (including cancellation cover), and have full cover for the party's personal belongings, public liability, etc., since these are not covered by the Owner's insurance.

The rental period shall commence at 16h00 on the first day and finish at 10h00 on the last day – all times local. 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.

The maximum number to reside in the Property shall not exceed eight unless given prior written permission from the Owner. All male or all female groups are not permitted, except with the prior written permission of the Owner. Such permission is entirely at the discretion of the Owner.

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 Owner reserves the right to make retention from the security deposit to cover additional cleaning costs if the client leaves the property in an unacceptable condition. PLEASE NOTE A CHARGE WILL BE DEDUCTED FOR CLEANING COSTS FOR HOUSE TOWELS LEFT UNWASHED beyond the allotted amount previously outlined.

The Client agrees not to act in any way that would cause disturbance to those who reside in neighbouring properties. Any serious abuse of the Property, its contents or amenities may render the Client liable for eviction without compensation.

The Client shall report to the Owner, or his representative, without delay by telephone (numbers shown in the House Information Book), any defects in the Property or breakdown of equipment, appliances, swimming pool and the arrangement for repair or replacement will be made as soon as possible.

The Owner shall not be liable to the Client for the following:

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 or swimming pool.

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.

Under no circumstance shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

English law, in every particular, including the formation shall govern this contract 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.