

No.3 Champagnac: Terms and Conditions

1. The property

The property known as No.3 Champagnac is offered for holiday rental subject to agreement between Rob and Philippa Fieldson (the owners) and the hirer.

2. Booking

A provisional reservation can be accepted by phone or email and must be confirmed with a deposit of £200 together with a signed booking form within 8 days. Deposits are non-returnable (see below). The balance must be paid 8 weeks before the start date of your holiday. We reserve the right to re-let your weeks if final payment is not received by the due date. Bookings made within 8 weeks of arrival should be paid in full.

3. Security Deposit

A Security Deposit of £150 should be sent with the final payment. This will be refunded within 7 days of your departure less the cost of rectifying any damage and extra cleaning, should this prove necessary.

4. Cancellation

Should the hirer cancel the booking, the following charges apply, calculated from receipt by us of notification of cancellation.

Over 8 weeks prior to departure date	Loss of deposit
Over 4 weeks and less than 8 weeks prior to departure date	50% of holiday cost
Less than 4 weeks prior to departure date	100% of holiday cost

We strongly recommend that the hirer takes out holiday insurance to cover possible cancellation. If we are able to re-let the property we will return the balance paid minus any difference between the rent agreed and that paid by the replacement hirer plus an administration fee of £25.

5. Sleeping Capacity

The accommodation is only for the use of the person who signed the Booking Form and the named members of his/her party as listed on the Booking Form. It is designed to cater for a maximum of 8 people including children, and this must not be exceeded except by prior arrangement with the owners. Pitching a tent or parking a caravan on the property to increase numbers is not permitted.

6. Rental Period

Lets are normally from Saturday to Saturday. The house is available from 4 pm on the day of arrival and we ask that it be vacated by 10 am on the day of departure.

7. Inclusions

The rental payment includes end of let cleaning, the supply of bed linen, tea towels, and towels (except pool towels and cot linen), electricity, bottled gas, internet access, and logs. Linen will be changed weekly. If the supply of gas or logs runs out, the hirer may replace them and the cost will be refunded.

8. Pets

We regret that no pets are permitted.

9. Smoking

No smoking is allowed in the property.

10. Behaviour

The person signing the contract is responsible for the behaviour of other members of the party. Please be considerate to neighbours. Children must be supervised at all times, especially in or near the pool (see below).

11. Pool and Grounds

The pool is unheated and is normally open from May to the end of September. The hirer must ensure that all members of the party are familiar with security procedures, and must accept responsibility for the safety of the party at all times.

12. Sanitation and Refuse

The hirer is asked to familiarise the party with the requirements of the septic tank system (notably that no chemicals, sanitary protection, or "quilted" toilet paper are flushed down the toilets), and to ensure that procedures for disposal and recycling of refuse are adhered to.

13. Breakages and repairs

The hirer agrees to keep the property and its furnishings in the condition they were on arrival. Please report any defects, breakages, or breakdown of equipment so that we can arrange repair or replacement as soon as possible. The owners reserve the right to make deductions from the Security Deposit for damage caused, and may claim against you any loss which exceeds the security deposit.

14. Cleaning

The client agrees to leave the property in a clean and tidy condition at the end of the rental period. Although a final clean is included in the rental, the owners reserve the right to make deductions from the Security Deposit to cover additional cleaning costs if the property is left in an unacceptable condition.

15. Description

Every effort is made to ensure that the descriptions and images of the property and its surroundings are as accurate as possible. However, constant improvements are undertaken and we reserve the right to make changes.

16. Risk

Use of the accommodation and all amenities is entirely at the guests' own risk. Guests' personal belongings, including motor vehicles, left in or around the property are entirely at their own risk, and no responsibility will be accepted for loss or damage to them. Proper care should be taken against theft, including locking doors, windows, and shutters when leaving the property.

17. Our Liability

Bookings are confirmed on the understanding that the property is available on the dates specified. If due to circumstances beyond our control it becomes unavailable, we will notify you as soon as possible and refund all moneys paid. We can accept no claim for consequent losses, or for cancellation resulting from force majeure (including fire, storm, strike, or civil unrest). We cannot be held responsible for the breakdown or malfunction of any equipment, or of provision of public utilities. In no circumstances shall the owners' liability exceed the rent paid by the hirer.

18. Agreement and Dispute

Signing the Booking Form indicates acceptance and agreement with these terms and conditions. The hirer must be a member of the party occupying the property and must be aged 21 years or older. The contract and any dispute about it shall be governed by English Law.