

Rental Contract

Pigeonnier de Tivoli

(please print off two copies, sign, date and return one with deposit cheque and payment)

This Agreement is made between Mr and Mrs Millar, hereafter known as the Property Owners, and name/address hereafter known as the Hirer.

1. Contract

The Contract of Hire shall be between the Hirer and the Property Owners and subject to the Conditions of Hire

2. Payment

Bookings made within 8 weeks of the holiday date must be paid in full. For bookings made more than 8 weeks before the holiday commences, a deposit of **£150 (+security deposit of £250)** is required to be sent with the completed booking form and rental agreement. Please note all cheques will be cashed at the time of the booking.

Bookings from persons under 18 years of age cannot be accepted.

3. Balance of Payment

Upon payment of both deposits and subject to confirmation of the booking, the Hirer becomes liable for the balance of the monies no less than 12 weeks prior to the commencement of the holiday.

4. Security Deposit

A security deposit of **£250** (in the form of a cheque) will be required along with a further cheque for **£150** deposit. The security deposit will be returned to the Hirer no later than 2 weeks after the holiday has ended. This will be posted by ordinary 2nd class post.

5. Sleeping Capacity

The maximum number of people allowed to stay in the property is 4. No extra persons can be accommodated.

6. Availability

The Contract is made on the understanding that the property and its facilities (as published) will be available for the dates stated. In the unlikely event that the property is not available through events arising out of the control of the Property Owners, the Property Owners may be forced to cancel the booking. The Hirer will be advised of any such circumstances as early as possible, and will (where

feasible) be offered alternative dates. It is advised that the Hirer takes out the necessary insurance to cover such occurrence.

7. Occupation Times

Occupation of the property can be gained after 4.30 pm on the commencement date of the holiday. The property must be vacated by 10.00 am on the day of departure to allow sufficient time for cleaning. All keys belonging to the property should be left with the Property Owners or their representative.

8. Damage

All bookings are accepted on the condition that the property is left clean and tidy, and that any breakages and/or damage will be paid for by the Hirer. Please notify the Property Owners or their representative of any breakages/damage prior to departing from the property. If the property is left in an unfit condition which requires additional cleaning, a charge will be levied dependent upon the number of extra hours required to carry out the cleaning process. This charge will be deducted from the security deposit.

9. Access

The Property Owners or their representative shall be allowed access to the property at any reasonable time.

10. Linen

Bed linen, bath and pool towels are provided. We respectfully ask that bath towels are not used around the pool area.

11. Heating/Lighting Costs

All reasonable heating and electrical costs are included in the cost of hire. However, the Property Owners or their representative reserves the right to charge for excessive use of electricity, which will be charged at the local rate.

12. Motor Car/Personal Belongings

Baggage and personal belongings left in the property and in any vehicle are at the Hirer's risk and no responsibility can be accepted for the loss of or damage to any vehicle or its contents. It is advised that the Hirer takes out relevant insurance cover.

13. Cancellations

(a) In the event that the Hire has to cancel their reservation they must contact the Property Owners as soon as possible either in writing or by email. The date upon which notification is received is the date upon which the reservation will be deemed cancelled.

If a cancellation is received within 12 weeks from the commencement date of the holiday, a

charge based on 50% of the entire cost of the stay will be levied. However, if the property can be re-let for that period (or any part thereof), any balance will be refunded to the Hirer, less a charge for any additional expenses incurred in the re-letting.

- (b) If a cancellation is received within 6 weeks from the commencement date of the holiday no refund will be offered.

14. Complaints Procedure

- (a) In the unlikely event there is a complaint, please give the Property Owner or their representative the opportunity to investigate the matter fully. The Hirer must notify the Property Owners or their representative immediately of any problems so that the relevant action can be taken. Where possible, every effort will be made to ensure a complaint is handled quickly, efficiently and to the best outcome for all concerned.

- (b) Unfortunately any complaint received after the holiday has ended cannot be addressed.

15. Web Site

The Property Owners have taken every care to ensure the accuracy of descriptions and all information is given in good faith.

16. Other

Whilst every effort has been made to ensure that the property is fit for habitation, the Property Owners and their representative cannot be held responsible or accept liability for occurrences outside their reasonable control (ie breakdown of domestic appliances, plumbing, wiring, sudden temporary invasion of pests, damage resulting from exceptional weather conditions, etc.).

*Please note that the property is strictly no smoking and pets can only be accepted by prior arrangement.

Signature:

Date: