HOLIDAY RENTAL TERMS AND CONDITIONS FOR “Brooklands Villa”

1. A booking cannot be confirmed until a completed booking form and non- refundable deposit of 20% of the total rental are received by the owner. Acceptance of the booking is subject to these terms and conditions and the booking will be confirmed in writing by the owner.

2. The balance due for the rental together with the security deposit referred to in clause 5 must be paid no less than six weeks before the date of commencement of the rental period. Delay in payment will constitute as a cancellation.

3. In the event that the booking is made less than six weeks before commencement of the rental period the total rental together with the security deposit referred to in clause 5 is payable upon submission of the completed booking form.

4. For cancellations received less than six weeks before the commencement of the rental period, the following apply:

For cancellation received 29 – 42 days before arrival date.	25% of the rental will be refunded
For cancellation received 0 -28 days before arrival date	10% of the rental will be refunded

Note: Refunds will only be made when cleared funds have been received and confirmed by the owner.
On cancellation, the security deposit referred to in clause 5 will be refunded to the client. If for any reason the booking is cancelled by the owner, all money paid by the client including the deposit will be refunded to the client. Cancellations must be in writing.

5. A security deposit of £200 is required to cover any damage to the property or contents, or loss during the rental period. The damage deposit will be banked, and returned to the client in full, or the balance returned at the latest within four weeks of expiry of the rental period.

6. A rental period will commence at 16:00 hours on the first day and terminate at 12:00 (midday) on the last day.

7. The maximum occupancy permissible at Brookland Villa is 10 people. Number of occupants in excess of this, subletting or sharing of the property is not accepted in any circumstances. Violation of this clause will result in immediate termination of your tenancy, and forfeiture of all payments. Also we do not accept single sex parties such as 'Hen' and 'Stag' party groups.

8. The client will be responsible for maintaining the property, furniture, furnishings and equipment in the state same as at the time of commencement of the rental period and will indemnify the owner against any loss or damage caused by the client in excess of the security deposit as referred to in clause 5. A final clean is included in the rental rate, but the client will undertake to leave the property in a reasonable state of order and cleanliness. Extra cleaning by the caretakers over and above what is usual on the day of departure will be charged for, and deducted from the security deposit.

9. Bed linen and towels (For indoors, pool and beach) supplied any damaged or lost beach towels should be replaced.

10. The client will without delay report to the owner or to the owner's representative (Hayley Homes) any defects in the property, or furnishings, or breakdown in the equipment, plant, machinery or appliances in or on the property, and arrangements will be made for

repair or replacement as soon as reasonably possible.

11. The client will allow maintenance personnel, cleaning staff, the owners and the owner's representative (Hayley Homes) reasonable access to the property for the purposes of repair and maintenance.

12. The client will not allow animals or pets to be brought in or on the property, and will not allow any person to smoke in the villa.

13. The client will at all times exercise caution when using the swimming pool and will comply fully with any instructions or notices from the owner or the owner's representative (Hayley Homes) in relation to the use of the swimming pool, and/or the WC's situated in the house. The client will comply fully with any safety measures in relation to the use of the swimming pool. The client will indemnify the owner against any loss or damage suffered as a consequence of any breach of this clause. Please respect the 3 neighbouring villas by not using the pool after sunset and also do not use the pool under the heavy influence of alcohol. Also please respect other neighbouring properties by limiting the volume of music and respect those neighbours late at night by keeping noise to a minimum after midnight.

14. The owner will not be liable to the client for any loss, damage or injury incurred at the property, or through use of any equipment or facilities.

15. The owner 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, swimming pool or garden, nor any loss, damage or injury, which is the result of adverse weather conditions, riot, war, strikes, acts of God or other matters beyond the day-to-day control of the owner. Nor any loss, damage or inconvenience caused to, or suffered by, the client if the property is destroyed or substantially damaged before the start of the rental period. In that event, the owner shall, within 7 days of notification to the client, refund all sums previously paid in respect of the rental period. Such refund will not cover the cost of any flights, car or boat hire booked. The owner shall not be responsible for any consequential losses of the client.

16. Whilst every attempt is made to provide accurate information concerning the facilities available these do not form part of the contract and are subject to change without notice.

17. Under no circumstances will the owner's liability exceed the amount paid by the client for the rental period.

18. In these terms and conditions the singular will include the plural and the plural will include singular.

19. The client will ensure the whole party is covered by comprehensive travel insurance including cancellation cover, personal belonging, healthcare cover and public liability.

20. These Terms and Conditions govern all bookings with the owner's Ian and Rosemary Chapman. Any booking made by you shall be deemed an offer by you to rent Brooklands 1 Villa B1 subject to these Terms and Conditions. The person who makes the booking accepts these conditions on behalf of all members of the party and is responsible for all payments due from the party. By submitting a booking you warrant and confirm to us that you have read the Terms and Conditions and agree to comply with these.