

## **BOOKING CONDITIONS**

The Property known as: Madogfechan Barn, Crai is offered for holiday rental subject to confirmation by Mrs Carole Gledhill, (the Owner) to the client

1. To reserve the Property, the Client should complete and sign the booking form and send it together with the non-refundable deposit (20% of the total rent due, or a minimum of £100), Following receipt of the booking form and deposit, the Owner will send a confirmation invoice and statement. This is the formal acceptance of the booking.
2. The balance of the rent is payable not less than eight weeks before the start of the rental period. If payment is not received by the due date, the Owner reserves 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 Owner is able to re-let the Property, In this event, clause 4 of these booking conditions will apply. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
3. Subject to clauses 2 above, in the event of a cancellation, refunds of amounts paid will be made if the Owner is able to relet the Property, and any expenses 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 Owner's Insurance.
4. The rental period shall commence at 16.00pm on the first day and finish at 10.00am on the last day. 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.
5. The maximum number to reside in the Property must not exceed 6.
6. 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 Client also agrees not to act in any way which would cause disturbance to residents in neighbouring properties.
7. One small female dog may be allowed at the discretion of the owner and must be agreed prior to confirmation. An additional fee of £15 will be payable to cover the cost of additional cleaning. The dog shall be allowed downstairs only.
8. The Client shall report to the Owner without delay any defects in the Property or breakdown of appliances in the Property and arrangements for repair or replacement will be made as soon as possible.
9. 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 or appliance in the Property.
  - 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.
10. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

This contract shall be governed by English law in every particular including formation 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.