

## Booking Conditions Chalet Rosa

1. The property known as Chalet Rosa (the "Property" is offered for holiday rental subject to confirmation by Alison Roberts (the Owner) to the renter (the Client)).
2. To reserve the Property, the Client should complete and sign the booking form and return it together with the payment of the initial non-refundable deposit (£200). Following receipt of the booking form and deposit the Owner will send a confirmation invoice and statement. This is the formal acceptance and booking.
3. The balance of the rent together with the security deposit (see clause 5) 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 6 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.
4. Any chargeable expenses arising during the rental period (e.g. telephone calls) should be settled locally with the Owner's representative before departure.
5. A security deposit of £200 for every week or part week of the rental period is required in case of for example, damage to the Property or its contents. However the sum reserved by this clause shall not limit the Client's liability to the Owner. The Owner shall account to the Client for the security deposit and refund the balance due within two weeks after the end of the rental period.
6. Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of amounts paid will be made if the Owner is able to re-let the Property, and any expenses or losses incurred in doing so will be deducted from the refundable amount. The Client is strongly recommended to arrange a comprehensive 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.
7. The rental period shall commence at 4.00pm on the first day and finish at 10.00pm on the last day. The Owners shall not be obliged to alter the accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated.
8. The maximum number of people to reside in the Property shall not exceed nine unless the Owner has given written permission.
9. The Property is non smoking, smoking is allowed on the balcony, any breach of this condition may result in a retention from the security deposit to cover additional cleaning or damage.
10. The Client agrees to be a considerate tenant and to take good care of the Property and to leave it in a tidy condition at the end of the rental period. The Client agrees to remove all rubbish from the Property. Although a final clean is included in our price, the owner reserves the right to make a retention from the security deposit to cover additional cleaning costs if the client leaves the property in an unacceptable condition. The Client also agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.
11. Bedroom 2 has 2 single beds, with 2 single duvets and covers. The 2 single beds can be zipped together to form a 160cm King-size double. If the Client requires this to be a double, the Client agrees to zip the beds together, place the mattress cover over the beds as provided by the owner, and unzip them at the end of the rental period, the Client agrees to provide a King-size bottom sheet. Please note the double will have 2 single duvets.
12. The Client shall report to the Owner's agent without delay any defects in the property or breakdown in the equipment, plant, machinery or appliances in the Property or garden, and arrangements for repairs or replacement will be made as soon as possible.
13. 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 appliances in the Property or garden,  
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.
14. 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.**