

CUBERTOU BOOKING CONDITIONS

Please read carefully. Payment of your deposit or full rental signifies that you accept these conditions.

1. The property known as Cubertou (the "Property") is offered for holiday rental subject to confirmation by John and Claire Norton (the "Owner") to the renter (the "Client").
2. To reserve the Property, having checked availability and rates, the Client shall specify the dates required and pay the deposit. Following receipt of the deposit, the Owner will send a confirmation invoice and statement. This is the formal acceptance of the booking.
3. The balance of the rent together with the security deposit (see clause 5) is payable not less than one month before the start of the rental period. If payment is not received by the due date, the Owner reserves the right to give notice that the reservation is cancelled. Reservations made within one month of the start of the rental period require full payment at the time of booking.
4. A security deposit of 200 Euros for every rental 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 responsibility to the Owner. The Owner will account to the Client for the security deposit and refund the totality or the balance due within two weeks after the end of the rental period.
5. Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of rent amounts paid will be made if the Owner is able to relet 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 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.*** Refunds of security deposit and tourism tax will be paid in full, but may incur bank charges beyond the Owner's control.
6. The rental period shall commence at 6.00 p.m. on the first day and finish at 10.00 a.m. 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.
7. The maximum number to reside in the Property shall not exceed the number stated on booking without notification.
8. The Client agrees to be a considerate tenant and to take good care of the Property and to leave it in the same clean and tidy condition as it was found (the fridge empty, all rubbish removed, no litter outside etc.) 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.
9. The Client shall report to the Owner without delay any defects in the Property or breakdown in the equipment, plant, machinery or appliances in the Property, and arrangements for repair and/or replacement will be made as soon as possible.
10. 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;
 - 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.
11. Under no circumstances shall the Owner's liability exceed the amount paid to the Owner for the rental period.