

Moulin de Lesperonie
Rental Terms & Conditions
(Updated February 2017)

The Owner's obligations to The Renter, The Renter's obligations to The Owner, and in the very unlikely event of any disputes, will be used as the basis for any resolution. Please read them carefully before confirming your booking.

Check-In: From in [3.00pm]

Check-Out: By [10.00]

Acceptance of these Terms & Conditions binds a contract between the following two parties:

The Rental Applicant (The Renter) and The Property Owner (The Owner)

1. Party Members

All persons listed on the Rental Agreement or added subsequently by The Renter will be bound by the terms of this agreement. Occupancy of the property is restricted to those names listed on the Agreement or added subsequently by The Renter. The Rental Applicant is considered to be the Lead Renter and will assume full responsibility for all members of the Rental Group throughout the rental period. Information or instructions relating to this rental will be communicated to the Rental Applicant only and not to any third-party member of the Rental Group.

2. Payments

A Reservation will be confirmed by The Owner once the application has been approved and initial or full payment has been processed. For reservations of one week or more, if the reservation is made 45 days or more before the rental commences, an initial rental deposit payment of [50%] of the rental fee will be due at the time of booking. If a reservation is made less than 45 days before the rental commences, the full rental fee must be paid at the time of booking. In the event of a reservation not being accepted by The Owner, all fees paid will be refunded immediately to the Renter's nominated account. Payments can be made with the following: (Visa, Master Card, American Express via PayPal), at the time of booking. No reservation may commence without payment being cleared and the agreement signed.

Once a reservation is received and accepted by The Owner, The Renter is liable for payment of the balance of the rental fee 45 days before occupation of the property. The booking is not secured until payment is made. Non-payment by the due date will be treated as a cancellation and the deposit will be forfeited by the Owner.

A fully refundable bond, of 200 Euros, must be paid when booking.

3. Cancellation Policy & Changing a Booking

Once a reservation has been accepted and confirmed, a cancellation can only be made in accordance with the terms below:

- Full refund if cancelled 60 days before booking
- 50% refund if cancelled 30 days before booking

4. Occupancy of the Property

Regardless of the published maximum number of persons a property can accommodate, the number of guests occupying the Property is strictly limited to those named on the

Rental Agreement or any subsequent amendment notified in writing to The Owner. The stated and agreed occupancy figure includes all persons irrespective of age, day and overnight guests.

Exceeding the number of stated and agreed persons will result in immediate eviction without refund, or a €100 per guest per night charge at the discretion of The Owner.

5. Condition of the Property

The Property will have been inspected prior to occupation and therefore The Renter undertakes to:

- Notify The Owner immediately with regard to any damage and/or maintenance issues that require attention.
- Keep the Property and all furniture, fixtures, fittings, chattels and effects in or about the Property in the same state of repair and condition as found at the commencement of the Rental.
- Where a cleaning service is provided; The Renter shall follow the departure instructions (Changeover) provided by The Owner.
- Where a cleaning service is not provided; The Renter shall leave the Property in the same state of cleanliness and general order in which it was found. Failure to do so to the satisfaction of The Owner will result in a damage/cleaning charge being levied.
- In case of an earlier departure (before the schedule in the booking) and the Owner cannot check the condition of the property, the deposit will be forwarded with a week of the original booking date.

6. Use of Telephone and Internet Services

Internet and internet telephone is free. However, excessive downloads could incur additional expenses.

7. Pets and motor and quad bikes

No pets are allowed on the property or in the house. No motorcycles, four wheel drives or quad bikes can be used in the property.

8. Smoking

Smoking is not permitted in the house or in the barns.β

9. Equipment and Facilities Provided

Equipment and facilities are provided at the discretion of The Owner and whilst every attempt is made to ensure that such equipment is in working order for the duration of the rental period, should a breakdown or some other situation occur that renders non-essential element unusable, the Owner does not take responsibility for replacing or refunding The Renter for the lack of use of these equipment or facilities. The equipment and facilities referred to include (but are not exclusive to) such items as bikes, motors, televisions, VCRs/DVDs and swimming pool.

The Renter must report any inoperative or defective equipment to Keeper promptly. The Keeper will inform the owner immediately! The Owner, through the Keeper, will make every reasonable effort to have repairs made as soon as possible; however, there are limited service contractors in [Aveyron]. While every attempt will be made to ensure that all the advertised equipment and appliances are in working order at the commencement of a rental period, no reduction of rent; rebate; or refund will be issued for a mechanical failure of air conditioning, dishwasher, washer, dryer, TV or other appliances.

10. Refunds

If a breakdown should occur to fundamental elements such as water systems, plumbing and electrical systems, and major appliances such as stove or refrigerator, every effort will be made to repair or replace, or an appropriate refund will be made for the inconvenience caused. This does not apply to system breakdown caused by misuse, such as plumbing blockages caused by inappropriate use of sanitary facilities.

The Owner is not liable, nor will provide a refund, for any stoppage of electrical services caused by extreme weather or other circumstances beyond his control. Similarly, there will be no refunds for inclement weather, changes in water levels, conditions at neighbouring properties, or any nuisance afforded by the natural elements of the location such as flying insects or the animal population.

12. Other Conditions of Booking

The Renter shall abide by these Terms and Conditions of Rental and any other instructions contained in the individual Cottage Guide and any additional information and instructions as shall be supplied in the Property or by The Owner.

LIMITATIONS OF LIABILITY: *The Renter represents, warrants, acknowledges and agrees with The Owner that he/she will use the Property and its facilities in accordance with The Terms and Conditions above and the Information provided and that he/she does so at his/her own risk and that he/she indemnifies and saves The Owner harmless from any personal injury, sickness or death, loss or damage, however caused, to person or property of The Renter, his/her family, or guests, before during or after the time of occupancy. Further, he/she accepts full responsibility for the use of the Property and any recreational equipment such as boats and motors, etc. and agree to pay for any damage of said equipment, other than for normal wear and tear. The Renter further acknowledges he/she is responsible for ensuring all local Regulations are observed, including having required safety equipment as well as meeting current Local Laws.*