

## 1. Reservation

- 1.1 By signing the contract the tenant explains to agree the Terms and Conditions. The contents of the terms (contract) cannot be discussed.
- 1.2 The owners will confirm the availability by e-mail. After which a contract will be sent to the tenant. *Two signed copies must be returned within 2 weeks by post.*
- 1.3 The advance payment (25% of the rental of the holiday accommodation) must be paid within 1 week after reservation. The balance has to be paid no later than 4 weeks before the beginning of the rental period.
- 1.4 If the booking is made less than 6 weeks before the start of the rental period, full payment must be paid at the time of booking.
- 1.5 Bookings made in 2017 for a stay in 2018, have to be paid as follows:
- 1st payment (called *bookings fee*) of 150 € (*Holiday home*) or 100 € (*Gîte-appart*), must be paid within 1 week after reservation. This amount will be reduced to the amount of the advance payment.
  - 2nd payment (called *advance payment*), must be paid between 01 and 15 January 2018. This amount is 25% of the total booking costs minus 150 € booking fee.
  - 3rd payment (called *balance*) has to be paid no later than 4 weeks before the beginning of the rental period.

## 2. 2. Cancellations/ Alterations

- 2.1 The reservation will be considered as cancelled, if:
- the payment schedule is not respected
  - the tenant has not involved the rented villa within 24 hours on the agreed arrival date, without informing the owner.
- 2.2 The owner will be authorized to consider the contract as dissolved, if:
- the tenant does not comply with one or more obligations of the contract
  - the tenant does not respect the house rules
  - more persons than agreed are spending the night in the rented holiday accommodation
  - the tenant cedes the rented villa to third persons in hiring or use.
- 2.3 If the tenant wants to cancel the reservation, it must be confirmed by writing.
- 2.4 In all situations, no compensation or refund will be possible. No exception can be made.

## 3. Arrival and Departure

- 3.1 *Holiday rentals "Villa Rosa" and "La Truffière"*: Mid and High Season: exclusively per week and from Saturday to Saturday. All other months: Different arrival and departure days are possible.  
*Gîte-Appart*: Minimum stay of 2 nights. Different arrival and departure days are possible.
- 3.2 Arrival: between 4 and 6 pm. Departure: at latest at 9 a.m. (*Holiday Home*) and 10 a.m. (*Gîte-Appart*).
- 3.3 In cases of late arrival, you must inform the owners. In case of arrival after the agreed date, no refund will be granted, and the expected departure date will remain unchanged.
- 3.4 In case of early departure of the tenant, no compensation or refund will be possible.

## 4. Security deposit

- 4.1 A Guarantee sum (300 € *Holiday home*, 100 € *Gîte-Appart*) must be paid at the same time as the balance or at the latest 1 week before the beginning of the rental period. The guarantee sum will be returned within 2 weeks after departure on your bank account. We have the right to recover from you any costs made.
- 4.2 The guarantee sum cannot be considered as part of the rent.

## 5. Additional charges and fees

- 5.1 *Banking fees*: Possible bank charges will be recovered from the tenant.
- 5.2 *Final cleaning*:  
*Holiday Rental*: The final cleaning is not included. It is the responsibility of the tenant to leave the holiday home in a clean and tidy condition, with all washing-up done and rubbish removed. In case of negligence, we will charge 75 €. *If the tenant has booked the Service Package, the final cleaning will be included.* This shall not exempt the tenant from the obligation to wash the dishes, empty the refrigerator and tidy up the holiday home and its grounds before departure.  
*Gîte-Appart*: the obligated costs for the final cleaning up (50 €) are charged per stay.
- 5.3 The swimmingpool which belongs to Villa Rosa is heated up to 25°C. In option the water can be heated up to 28°C.

## 6. Holiday accommodation

- 6.1 The accommodations have been furnished and completely equipped. The (dinner) service, specifications, kitchen unit, coverlets and pillows are furnished by the property owner.
- 6.2 The tenant obliges himself to leave the rented accommodation and the house furniture in good state. In case of damaged or lost objects, the tenant obliges himself to compensate immediately.