

Below are our terms and conditions for the Pigeonnier at La Taupe holiday accommodation and Bed and Breakfast.

- 1. The property known as The Pigeonnier at La Taupe is offered for holiday rental subject to confirmation by Ed and Sally Green ("the agent") to the renter ("the client")**
- 2. To reserve the property the client must complete and sign the booking form and return it together with payment of the initial non-refundable deposit. Following receipt of the booking form and deposit, the agent will send a confirmation invoice and statement. This is formal acceptance of the booking.**
- 3. The balance of the rent together with the security deposit (see clause 5) is payable not less than 8 weeks before the start of the period. If payment is not received by the due date, the agent reserves the right to give notice in writing that the reservation is cancelled. Reservations made within 8 weeks of start of the rental period require full payment at the time of booking.**
- 4. Any chargeable expenses arising during the rental period should be settled locally with the agent before departure.**
- 5. A security deposit of 100 Euros or \$150 for 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 clients liability to the to the agent. The agent will account to the client for the security deposit and refund the balance due within 2 weeks after the end of the rental period.**
- 6. Subject to clauses 2 and 3 above, in the event of a non insurable cancellation, refunds of amounts paid will be made if the agent 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 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 agent's insurance.**

7. The rental period shall commence at 4pm on the first day and finish at 10am on the last day. The agent 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.

8. The maximum to reside in the property must not exceed that stated on the booking form, unless the agent has given written permission.

9. The client agrees to be a considerate tenant, to take good care of the property and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in our prices, the agent reserves the right to make a retention from the security deposit to cover any additional cleaning costs if the client leaves the property in an unacceptable condition. The client also agrees not to act in any way that would cause disturbance to those resident in neighboring properties.

10. The client shall report to the agent without delay any defects in the property or breakdowns in the equipment, plant, machinery or appliances in the property, garden or swimming pool and arrangements for repair and/or replacement will be made by the agent or his representative as soon as possible.

11. The agent shall not be liable to the client:

-for any temporary defect or stoppage in the supply of public services to the property, nor in any respect of any equipment, plant, machinery or appliance in the property, garden or swimming pool.

-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 agent.

-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 such a event, the agent shall within 7 days of notification to the client, shall refund to the client all sums previously paid in respect of the rental period.

12. Under no circumstances shall the agent's liability to the client exceed the amount paid to the agent for the rental period.

13. The use of accommodation and amenities where offered such as, for example, swimming pool, etc., is entirely at the user's risk and no

responsibility can be accepted for injury to a user or visitor and loss or damage to the user's or visitor's belongings.

14. No responsibility can be accepted for any loss or damage to any motor vehicle or it's contents.

15. The bringing of pets or children on the property is forbidden except with the written permission of the agent.

16. The client and party acquire no rights whatsoever over the property excepting occupation as a holiday let for the period booked. The client shall not sub-let the property.

17. This contract shall be governed by California law in every particular including formation and interpretation and shall be deemed to have been made in California USA. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in France or a Superior Court in the State of California. The parties hereto consent to the jurisdiction of said courts and waive any and all objections thereto.

Client _____ date _____

Agent _____ date _____

Please print, sign and return 2 copies with your booking request. If you wish we will return a conformed copy.