

# Chris & Carolyn WATTS

L'Odinière

50450 Montaigu les Bois

France

## Rental Rules\*

ADDRESS: **Hamel au Maigre 50450 Sourdeval les Bois**

CHECK-IN TIME is AFTER **3 P.M.** AND CHECKOUT is **10.30 A.M.** NO Early Check-in or late checkout.

This is a NON SMOKING property.

PETS - For the comfort and benefit of future guests the following rules apply:-

Pets are permitted only by prior approval.

All pets must be under owner's control at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not permitted on soft furniture or beds at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up-to-date on rabies and other vaccinations.

All pets are to be treated with Advantage or similar topical flea and tick repellent 3 days prior to arrival. Fleas and ticks are a problem in France, and ticks can carry harmful illnesses to both humans and pets. Please check your pet frequently in spring and summer. Pets are not to be left alone, inside or outside, for excessive amounts of time.

All the requirements above are the sole responsibility of the pet owner.

We assume no responsibility for illness or injury that humans or pets may incur due to the pet's presence while on the property.

**SECURITY DEPOSIT** - A cash security deposit of **£250 / 300€** or an **attestation d'assurance** covering all accidental damage is required. This must be provided on arrival at the property. The deposit is fully refundable, at departure, provided the following provisions are met.

No damage is done to the property or its contents, beyond normal wear and tear.

No charges are incurred due to illegal activity, pets or services rendered during the stay.

All debris, rubbish and discards are placed in rubbish bin, and soiled dishes are placed in the dishwasher and cleaned.

All keys are handed back or placed in the keysafe and the cottage left locked.

No linens are lost or damaged.

No early arrival or late departure.

The renter is not evicted by the owner (or representative of the owner) or local law enforcement.

**PAYMENT** – A deposit payment equal to **25%** of the rental rate is required to secure the booking. payments via personal cheques or bank transfer payable to **MR C WATTS**

The **BALANCE OF RENT** is due **six weeks** before your arrival date.

\*Your statutory rights are unaffected

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## CANCELLATIONS or CURTAILMENT –

Cancellations that are made more than six weeks prior to the arrival date will incur just the loss of deposit. Cancellations or changes that result in a shortened stay, that are made within 6 weeks of the arrival date, forfeit the full payment and deposit.

We will endeavour to re-let the week, possibly at a discount, and if successful will refund any surplus obtained.

Curtailement or early departure does not warrant any refund of rent.

**MAXIMUM OCCUPANCY –** The maximum number of guests is limited to **five (5) persons.**

**MINIMUM STAY –** This property requires a **three (3) night minimum stay.** Longer minimum stays may be required during holiday periods. If a rental is taken for less than **three days**, the guest will be charged the **three-night rate.**

**INCLUSIVE FEES –** Rates include a one-time linen fee. Electricity, gas and water are included in the rental rate. We will supply clean linen weekly for multi-week lets

**NO DAILY HOUSEKEEPING SERVICE –** While bed linen and hand towels are included, daily maid service is not included in the rental rate. Bath towels are available at extra cost. We suggest you bring your own beach towels. We do not permit our towels or bed linen to be taken away from the property.

**RATE CHANGES –** Published rates subject to change without notice.

**FALSIFIED BOOKINGS –** Any booking obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WRITTEN EXCEPTIONS –** Any exceptions to the above mentioned policies must be approved in writing in advance.

**WATER AND SEPTIC TANK –** The property is on mains water, it is soft and safe to drink. It is connected to a septic tank system, which although effective will block up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper, particularly feminine hygiene products, nappies and wipes or contraceptives. There will be a charge of up to £200 Incurred if a blockage caused by such items occurs.

**FIREPLACE –** The stove is a standard woodburner, Please do not use coal or throw any waste material into the fire. The surface of the fire becomes very hot when in use. please keep children, animals and the infirm at a safe distance.

**We recommend you take out travel insurance for your trip.**

*I have read, understood, accept and hereby agree to abide by the terms and conditions above.*

Lead guest name:-

**Signature**..... **Date**.....