

BOOKING CONDITIONS

1 CONTRACT

The Contract for short-term holiday rentals of the property Chalet Les Pages, 6 Les Olympiades, Les Gets, France is between the Owners of the Property (L and S Cooper) and the Client. The contract becomes effective only upon the owners or their local agents receiving a fully completed hard copy of the booking form and confirming the reservation having received cleared funds as specified in clause 2. Any breach of clauses 2, 6, 7, 9, 10, 11, 14 or 16 by the client shall entitle the owners to terminate the agreement without notice or refund.

2 PAYMENT

A deposit of one quarter of the rental fee is payable if the booking is made more than 8 weeks before the start of the rental. The balance shall be payable on the due date which is 8 weeks before the commencement of the rental. Non-payment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the Client. For bookings made less than 8 weeks before the commencement of the rental the total fee is payable. For bookings made less than 3 weeks before the commencement of the rental, no cheques can be accepted and all payments shall be made directly to the owners bank account (details of which will be sent upon request). In addition to the rental fee the client shall also pay to the owner on the due date the sum of €375 which shall be held by the owner as a deposit against any damage, loss, cleaning costs, breakages or other charge herein occurring during the rental period and in respect of any items covered by clause 9 hereof. In the event of the owners making a claim against the client they will notify the client within 14 days of the end of the rental period and advise them of the sums being deducted from the damage deposit. The balance owing if any will be repaid to the client thereafter or in the case of no claim refund will be made within 14 days of the end of the rental period. Repayment of the damage deposit or part will be made by bank transfer in euros.

3 CANCELLATION

Once the reservation has been accepted by the owners any cancellation made by the Client for whatever reason shall be in writing and addressed to the owners at the address at the top of the booking form. On receipt of notice of cancellation, the owners will seek to re-let the property for the period of booking. If the owners succeed in re-letting the property for the whole period it shall refund all the monies paid less an administrative charge of 150 Euros or 10% of the full booking price whichever is the greater. If the cancellation is made more than 8 weeks before the rental start date and the chalet is not re-let the client shall forfeit the 25% deposit with no other liability. If the cancellation was made less than 8 weeks before the start of the rental period and the owners only succeed in re-letting the property for part of the period booked it shall refund an amount equal to the money paid less (1) the rental for the period which is not re-let and (2) an administrative charge of 150 Euros or 10% of the booking price whichever is the greater. If the cancellation was made between 8 and 4 weeks before the start of the rental period and the owners are unable to re-let the property at all then the owner shall refund an amount equal to 25% of the rental price paid. If the cancellation was made less than 4 weeks before the start of the rental period and the owners are unable to re-let the property at all then all monies paid by the Client shall be forfeit to the owners and the Client remains liable for any balance of rent for the period.

4 CHANGES OF DATE

The owners may consider a request from a client to change the dates of the booking after confirmation has been issued. Agreement will be given subject to all of the following conditions

being met (1) the owners agree to change (2) the request is received more than 8 weeks away from the start of the booking (3) the client pays any sum equal to the difference between the old and new rent for the new period requested plus an administration fee of 50 Euros. Any reduction in rent will not be refunded to the client.

5 CLEANING, LINEN and INCLUDED ITEMS

Winter season rentals include the provision of one set of bed linen and towels for 8 people and a routine cleaning of the chalet at the end of the booking. Please note that clients should leave the chalet tidy with all items/contents where they found them. Routine cleaning does not include: washing up, stain removal, exterior cleaning, disposal of rubbish, disposal of unused food, or returning furniture, books, CDs, crockery, cutlery, kitchen equipment to their original locations. Additional costs for the time spent doing any of these may be deducted from your damage deposit. Summer season rentals exclude towels. If it proves necessary at the end of the booking to carry out any cleaning to put the chalet back into the condition it was in upon arrival (for example if it is necessary to deal with dirty washing up, stain removal, exterior cleaning, disposal of rubbish, disposal of unused food, or returning furniture, books, CDs, crockery, cutlery, kitchen equipment to their original locations) additional costs for the time spent doing any of these will be deducted from your damage deposit. All rentals also include the provision of electricity, hot water and heating.

6 PERIOD OF HIRE

Rentals commence, unless otherwise notified and agreed by the owners, at 4.00 p.m. on the day of arrival. Access will be available from this time until 10pm on the day of arrival. Arrival between 10pm and midnight will incur a 50 Euros charge to be paid to the owners local agents. Access between midnight and 8am is not possible. Rentals terminate at 10.00 a.m. on the day of departure and the chalet must be vacated before this time.

7 NUMBER OF PERSONS USING THE PROPERTY

The number of persons occupying the property must not exceed the maximum number stipulated. The owners reserve the right to refuse entry to the entire party at any time in the booking if this condition is not observed.

8 COMPLAINTS

Should there be any cause for complaint during the occupation of the property it must be notified promptly to the owner's French agents and in case of serious problems confirmed in writing.

9 BREAKAGES OR DAMAGE

The Client is legally bound to reimburse the owners for replacement, repair or extra cleaning costs on demand for all damage and breakages caused during the booking.

10 CARE OF THE PROPERTY

The Client shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and condition and in the same tidy condition at the end of the rental period as at the beginning. The property is no smoking throughout. In the event of the client smoking in the chalet and triggering the fire alarm and the owners' representative having to attend the property the client shall pay to the owners' agent the sum of 50 Euros to cover the costs of call out. A similar charge will apply, in the agents

and owners absolute discretion, if the agents have to attend for any other reason caused by the neglect, negligence or breach of this agreement by the Client including but not limited to clearing rubbish, repositioning the satellite dish or in the case of a Client locking themselves out or losing the key. The client shall ensure that rubbish is not allowed to build up inside or outside the property and is deposited in public bins in the village regularly and that the client's use of the property shall not cause annoyance or nuisance to other property owners or neighbours. Car parking is only permitted in the covered carport and off road access way to the carport with a maximum of 2 cars. Cars will not be parked so that they obstruct the roadway to other chalets. Outside boots or shoes and sports equipment (such as but not limited to skis, golf clubs, bicycles or parts thereof) are not permitted in the chalet.

11 PETS

No pets are permitted.

12 LIABILITY

The owners shall not be liable to the Client or third parties for any accident, damage, loss, injury expense or inconvenience, which may be suffered, incurred, arise out of or in any way connected with the rental. If the property which the Client has booked becomes unavailable or unusable for some reason prior to the date of a booking, then the owners obligations will be to (1) use their best endeavours to find a suitable alternative property, or failing which (2) to reimburse the Client for any monies paid. No further liability shall attach to the owners whatsoever.

13 WARRANTIES

The owners do not warrant and are not responsible for the accuracy of any verbal information given or statements made by its servants or agents.

14 RIGHT OF ENTRY

The owners or their agents shall be allowed and provided with the right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.

15 BROCHURE & WEBSITE DETAILS

The owners of the property use their best endeavours to ensure that the particulars of the property as they appear in the brochure or on the website are accurate. Nevertheless, on occasions there may have been a change of circumstances and the brochure cannot always be up to date. Photographs are for illustrative purposes only and may not be current. The owners accept no liability for any such changes or inaccuracies.

16 GUEST DAMAGE

Please report all damage or breakage to the owners' agents promptly if and when it happens.

17 CURRENCY

All prices quoted are in Euros. Clients must pay in euros to the owners french account.

18 VAT and tax de sejour are included in the rental fee where applicable.

19 JURISDICTION

This agreement is subject to the sole and exclusive jurisdiction of English Law and the English Courts.