

BLOCK CAPITALS PLEASE

Full name of lead client

Address.....Postcode.....

Country.....

PASSPORT NUMBER..... PLACE OF ISSUE.....
COUNTRY.....

E-mail address.....

Home telephone.....Mobile.....

Booking period From..... To..... Names of party

1..... 2.....

3..... 4.....

5..... 6.....

7..... 8.....

9..... 10.....

Additional guest fees applies over 10 people. Please enquire

11..... 12.....

Number of people in party AdultsChildren.....Dogs.....(£50 per dog per stay)

** Breed/size Dog1..... Dog 2.....

Total rental cost.....

Less 50% deposit @.....(50% deposit which is required before a booking can be confirmed is NON-REFUNDABLE. You are also required to have in place, or take out appropriate travel insurance with comprehensive cancellation clause for this booking, as we do not refund any sums paid under any circumstances.

Balance to pay..... Due 8 weeks prior to arrival at latest

Security deposit payment EU600..... £500..... (Please specify)

**Additional Pet security deposit @ Euro 60 /£50 per stay per dog (Max 2 dogs) unless agreed by owners in writing

Bio-Fogging service for Covid19 prior to arrival @ EU95/ £85Please select and read additional information

All security deposit payments should be received by the owner no later than 2 weeks before arrival.

Please read the following BOOKING CONDITIONS and sign at the bottom of EACH page to say you have read and agree to the following. Bookings will not be accepted until a completed and signed form is received.

SIGNED BY LEAD CLIENT on behalf of the group named above

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CONDITIONS OF BOOKING

1 The property known as Landers House, Sea Road Camber TN317RR is offered for holiday rental subject to confirmation by the owners to the client (the renter) Lettings are provisional until confirmed by the owners.

2 To reserve the property, complete and sign the booking form and return it with the non refundable deposit (50%of the total rent due) Following receipt of the booking form and deposit, the owner or his agent will confirm the booking. This is the formal acceptance of the booking.

3 The balance of the rent is payable not less than 8 weeks prior to the start of the rental period and is **NON REFUNDABLE**. If full payment is not received by 8 weeks prior to arrival as specified, the owner reserves the right to give notice in writing that the reservation is cancelled. The client will remain liable to pay the full balance of the rent. If the owner is able to re-let the property Clause 6 will apply. Reservations made within 8 weeks of the rental period are payable in **FULL** at the time of booking and are non-refundable.

4 Any chargeable expenses arising during the rental period (eg additional cleaning/extra bed linen and towels must be settled before departure. If not, the amount will be deducted from the security deposit held

5 The security deposit payment of Euro 600/ £500 for every booking is required in case of, loss or damage to the property and/or its contents, or if the property is not left in the same clean and tidy state that it was upon arrival. However the sum reserved shall not limit the clients liability to the owner. The owner will account to the client for the security deposit and refund the balance within 2 WEEKS of the end of the rental period if there are no breakages. If deductions are to be made, the owner will contact the client, and where possible will provide receipts, or quotes for any replacements or work for repairs or replacements. The owner reserves the right to charge for his time @ £30 per hour, or his agents time spent for repairing items, and for reasonable costs and for visits to the property to receive quotes, or to oversee works. All breakages during the rental period must be paid for directly with the owner or his representative, and any damage should be reported to the owners prior to the clients departure **IN ANY CASE**. Any lost keys will be charged for. There is **STRICTLY NO SMOKING PERMITTED** in the building. The property has new Carrara marble kitchen worktops which are regularly sealed, but the client must ensure that hot pans and saucepans from the oven, are not placed directly onto the surface, and that wooden boards, concrete tiles or or trivets are used. The worktop **MUST NOT** be used to cut and chop food, and wooden boards must be used for this. Worktops must also be wiped down immediately when any spillages occur, due to the risk of permanent staining (lemon, orange and lime juice, tea and coffee, wines and curry sauces are particularly damaging) and all tea and coffee should be made on a tray to avoid spillages. The client confirms that all dog faeces will be cleaned up from the decked gardens and the deck will be washed down. Dogs are not permitted on furniture or beds under any circumstances, and they are not permitted to go upstairs under any circumstances. Any damage or additional cleaning needed, or cleaning of pet hairs because of pets being allowed upstairs **OR** on furniture or beds, the guest will forfeit entire Pet security deposit paid for 1 or 2 dogs, and if this has not been paid or still does not cover any damage or extra cleaning, the cost or remainder of the cost will be taken from the main Euro600/£500 security deposit. We do not provide beach/pool towels or picnic blankets or picnic crockery, cutlery or glassware. Bath towels or blankets must **NOT** be removed from the property. If our towels or blankets are lost, or taken to the beach and are damaged or if crockery, cutlery and glassware are removed from the property and are lost or damaged, replacements will be charged for, and the monies taken from the clients security deposit.

6 Subject to clause 2 and 3 above, in the event of cancellation by the client 8 weeks or more prior to arrival, no refunds of Deposits or any other sums paid will be given. If the client wishes to cancel within the 8 week period before arrival, and the balance has been paid in full, **NO** refunds of amounts paid will be made. At the owners sole discretion and **ONLY IF** the owner is able to re-let the property for the cancelled week/s, a credit for a new stay may be issued. Any expenses or losses incurred in re-letting the period, will be deducted, and In addition there will be an administration charge made of Euro 95/£85.00. The credit cannot be gifted, re-sold or transferred to another person or group, and it has no cash value. Once issued, the guest agrees that he/she will have no recourse for a refund at a future date. The client is required to have or take out a **COMPREHENSIVE** travel insurance policy including

comprehensive CANCELLATION cover at the time of booking, as we do not offer any refunds under any circumstances, and also to have full cover FOR THE PARTYS PERSONAL BELONGINGS, PUBLIC LIABILITY, ETC AS THESE ARE NOT COVERED BY THE OWNERS INSURANCE

SIGNED LEAD CLIENT.....Dated.

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7 The rental period will commence at 5PM on the first day and finish at 11am on the last day. The owner shall not be obliged to offer the accommodation before this time, and the client shall not be entitled to remain on the property after the time stated.

8 Unless the owner has given written permission, and supplements have been paid for any additional guests, and up to 2 well behaved dogs (at the owners discretion) the maximum number of guests must never exceed 12 people, and these MUST be those stated on the booking form. Any extra beds used and/or bed linen or towels taken without prior permission in writing, from the owner, will be charged at £148.00 per bed. Towels @ £5.00 per towel.

9 The client shall mean the lead party name and ALL THOSE ON THE BOOKING FORM WHO THE CLIENT HAS SIGNED ON BEHALF OF agree to be considerate tenants, considerate to neighbours, take good care of the property and its furniture and equipment, and to leave the property in a clean and tidy condition at the end of the rental period with all gates closed, doors locked and windows secured. This includes thoroughly cleaning all, kitchen appliances, stripping beds and removing all rubbish/ bottles from the property and placing in the correct recycling container at the front of the property adjacent to the large sliding gate. Although a final clean is included in our prices, in readiness for the next tenants, the owner reserves the right to make a retention from the security deposit to cover any additional cleaning costs, if the clients leave the property in an unacceptable condition. Extra cleaning charges are FROM £17 per hour.

10 All NOISE must be kept to a respectful level AT ALL TIMES and there must be NO NOISE or disturbance AFTER 11 PM in the property or the gardens. If the client or his party make excess and unacceptable noise at ANY time, or act in a disrespectful way to our neighbours or our staff, and a complaint is received with regard to noise or guests behaviour, there will be a Euro80/£70 charge for each time we have to visit the property to ask you to be quiet. The owner further reserves the right to cancel the booking contract, and ask the client to vacate the property with immediate effect, and without recompense or return of any monies paid by the client. STRICTLY NO PARTIES/ EVENTS OR GATHERINGS ARE PERMITTED AT ANY TIME, UNLESS WRITTEN PERMISSION IS GIVEN BY OWNERS. If permission is given, only caterers/ florists/photographers and services arranged by us may be used unless previously agreed. No imagery, photography or filming for commercial/ business or editorial purposes may take place without the written permission of the owners. (This does not include personal social media or personal photography or filming)

11 The client must be responsible and provide supervision for all children in their party at all times. Felt tip pens and paints are forbidden. Children must NOT be allowed to access the balconies, the Barbecue, or use the kitchen or the appliances without adult supervision. The owner accepts no responsibility whatsoever for accidents and injury to clients and their party at the property. There is a small windmill in the garden which is locked to the static position during rentals. Clients and their children should not touch the windmill under any circumstances, and if the windmill is unlocked, the owner shall not be liable for any injury to the client. Clients are required to have comprehensive travel insurance in place, including cancellation, accident and injury cover.

12 The client shall report to the owner immediately any defects or problems with the property caused by whatever means, or break down in the equipment or appliances at the property so that arrangements for inspection, repair and/or replacement will be made as soon as possible. Lost keys will be charged at EU50/ £40 PLUS any call out charges, should the client be unable to access the property due to lost keys. The client must not try to rectify problems themselves, nor attempt to make repairs should problems occur, nor if any appliance fails, under any circumstances unless agreed by the owners.

13. All fees for bank transfers/Pay pal/ currency exchange fees etc for deposits, balances and security deposit payments are payable by the client. This applies on ALL sums of money, whether they be from the client to the owner or in the case of refunds and deposit returns, from the owner to the client. The sum requested MUST be the sum which arrives in the owners bank account.

SIGNED LEAD CLIENT.....Dated.....

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14 The owner shall not be liable to the client for any loss or inconvenience due to problems or defects at the property which have been caused by matters beyond the control of the owner : any travel restrictions, local or national government restrictions, defects or stoppage in the supply of public services to the property, nor in respect of any equipment or appliance in the property, nor for any inconvenience, loss, damage or injury which results from adverse weather conditions, riot, strike, war, terrorism, government restrictions or laws, or any other matters beyond the control of the owner. Nor for any loss, damage or inconvenience caused to, or suffered by the client if the property shall be defective in any way, destroyed or substantially damaged during the rental period. The client confirms that he has relevant third party insurance in place, and should the destruction or damage to the property be caused by the client or his parties negligence, then the client, or his insurer will remain liable to the owner for the full cost of the damage to be rectified. If damage or destruction occurs before the start of a rental period, the owner shall inform the client of the problem and within 14 days of notification to the client, refund to the client all sums previously paid in respect of the rental period if the rental cannot proceed.

15 Under no circumstances shall the owners liability exceed the sum paid to the owner for the rental period

16 This booking cannot be changed, re-sold or passed to another party without the written permission of the proprietors and any additional fees paid. Nor may any additional people, or different people to those on the booking form, remain at the property after 23.00HRS.

The proprietor or his agent has the right to cancel the booking immediately, and at any time during the booking period, and is under no obligation whatsoever to refund any monies paid if changes are made to the original booking and/or if a different party to those stated on the booking contract are at the property after 23.00HRS.

The people sleeping at the property must be those exactly as written on the booking contract and the relevant supplements paid in full for any extra guests. Under NO circumstances may any changes be made without written permission from the proprietor. If the proprietor gives permission in writing for changes to be made prior to the start of the rental, then a new contract must be completed, and signed showing the names of the party in full. There is a Euro90/ £75.00 administration fee payable for each time a completed booking form is changed, and supplements are also payable for additional people or extra bed linen or towels used.

17 The client agrees to receive from time to time promotional messages and materials from us, by mail, email or any other contact form you may provide us with (including your phone number for calls or text messages). If you don't want to receive such promotional materials or notices – please notify us at any time by e mail. info@landershouse.co.uk

This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England

I CONFIRM HAVE READ YOUR TERMS AND CONDITIONS AND UNDERSTAND AND ACCEPT THEM AS LEAD CLIENT ON BEHALF OF ALL MY PARTY WHO WILL BE AT THE PROPERTY, AND ON WHOSE BEHALF I AM AUTHORISED TO MAKE THIS AGREEMENT. I AM OVER 18 YEARS OF AGE. I CONFIRM THAT I HAVE COMPREHENSIVE TRAVEL INSURANCE WITH CANCELLATION COVER IN PLACE.

NAME PRINTED (LEAD CLIENT)

DATED.....

SIGNED (LEAD CLIENT)