



**Villa Lou Capitou, Chemin de Beaumes, Aubignan, 84180 Vaucluse, Provence**  
 Deborah and Peter Cardwell, telephone: 00 44 (0)7974 348 665 fax: 00 44 (0)1590 689 690  
[www.villas-in-provence.com](http://www.villas-in-provence.com)

## BOOKING TERMS & CONDITIONS

1. The property known as **Villa Lou Capitou ("the Property")** is offered for self-catering rental subject to confirmation by Peter or Deborah Cardwell ("the Owners") to the renter ("the Client") and is subject to these terms and conditions.
  
2. To reserve the Property, the Client should complete and sign the Booking Form and return it together with payment of the initial **non-refundable deposit (25% of the total rent due)**. Following receipt of the booking form and deposit, the Owners will send a confirmation invoice and statement. This is the formal acceptance of the booking.
  
3. The balance of the rent together with the **security deposit** (see item 4) is payable not less than **six weeks before the start of the rental period**. If payment is not received by the due date, the Owners reserve the right to give notice in writing that the reservation is cancelled. The client will remain liable to pay the balance of the rent unless the Owners are able to re-let the Property. In this event, clause 5 of these booking conditions will apply. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
  
4. A **security deposit of £200** for every week of 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 Client's liability to the Owners. The Owners will account to the Client for the security deposit and refund the balance due within four weeks after the end of the rental period, or if the telephone has been used, once the France Telecom statement for the period has been received.
  
5. Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of amounts paid will be made if the Owners are able to re-let the Property, and any expenses or losses incurred in so doing 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 belonging, public liability etc, since these are not covered by the Owners' insurance.



6. The rental period should commence at 4pm on the Saturday and finish at 10am on the Saturday, unless otherwise arranged and confirmed in writing. The Owners should 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, unless by prior arrangement.

7. The maximum number to reside in the Property must not exceed the number stated on the Booking Form. This is because the villa housekeeper needs to prepare the house for the correct number of people.

8. The Client agrees to be a considerate tenant and 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 Owners reserve the right to make a retention from the security deposit to cover additional cleaning costs if the Client leaves the Property in an unacceptable condition.** The Client also agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.

9. The Client shall report to the Owners without delay any defects in the Property or breakdown in the equipment, plant, machinery or appliances in the Property or garden, and arrangements for repair and/or replacement will be made as soon as possible. **Also please report and leave a note about any items missing from the inventory which will be provided. Please inform us of any breakages (so items can be replaced) which we understand can happen from time to time.**

10. **Smoking is not allowed in the villa at any time – please respect this.** Barbecues are only allowed in specifically designated areas and fires are against the law in the region in summer.

11. The Owners shall not be liable to the Client for:  
a. any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery, appliance or equipment in the property or garden, nor any consequential loss, damage or injury.



b. 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 Owners.

c. 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 any such event, the Owners shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

d. under no circumstances shall the Owners' liability to the Client exceed the amount paid to the Owners for the rental period.

12. Any charges incurred in banker's drafts for the payment of amounts due or the refund of damage deposits shall be deducted from the damage deposit.

13. Bed linen and bathroom towels are provided and are inclusive in the rental charge. However, as is standard practice with self-catering rentals, while consumables such as toilet rolls and bin bags are provided at the outset of the rental, replacement consumables are at the renting party's expense.

14. 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.