

RENTAL AGREEMENT
CASA MIRADOR
CALLEJON DEL PINO 7 GAUCIN (the Property)

Between

The parties mentioned in the Schedule 'We' or 'us; being Michael and Susan Jepson and 'you' being the Tenant as listed in the Schedule and, where appropriate, all other agreed occupiers of the Property during the letting. We agree to let the Property to you subject to the terms and conditions set out herein for the period and at the rent specified in the Schedule

KEYS

Access and Keys to the Property will be by agreed arrangement through our Manager. The property is to be vacated before the departure time on termination of the letting and locked, with the keys left or returned to the Manager on termination as agreed prior to termination.

GENERAL CONDITIONS

Your booking and this letting is for holiday purposes only, as a private holiday residence and is limited to the agreed period of letting. The property must not be used for business purposes. Excluding babies in cots, the number of people sleeping in the property, as notified by you to us, must never exceed 6. No sub letting, assignment or sharing of occupation is permitted. The property is not suitable for children under the age of 11 years. Pets are not allowed. Smoking permitted only outside on terraces,

INCLUDED IN LETTING

This letting includes use of wi fi as installed. Electricity and gas is provided and included for heating, lighting, cooking and hot water. Gas is supplied from replaceable tanks. In the event of failure of supply, please notify our Manager and we will cooperate in seeking to restore the same as quickly possible but we do not accept liability for any failure of supply of any of the foregoing

LOSS OR DAMAGE

You agree to keep and leave the property in good, and in clean and tidy condition, with all washing up done and to indemnify us against all loss and damage arising (including the cost of any extra cleaning required) to the property, including the communal areas, and its contents. Furniture is not to be moved from room to room and furniture and contents should be replaced in original positions if moved within a room. We shall not be responsible for any loss, or damage to any belongings of, or for any accidents or injuries sustained by, you or any member of your party. You are not to cause any nuisance or annoyance to any neighbours

ACCESS

You agree to permit us or our Manager or anyone with our consent to enter the Property at reasonable times of the day to view the property, inspect its condition and state of repair and to carry out any necessary repairs or gas inspections subject to reasonable prior notice (except in emergency)

PAYMENT

In order to confirm your holiday a deposit of one half of the total cost must be paid at the time of booking (or the full holiday cost if booking within 6 weeks of departure). If we do not receive your deposit within 1 week of your booking, will terminate this agreement and release your reservation and will not guarantee that your chosen dates will be subsequently available.

The balance of the holiday cost must be received by us no later than 6 weeks prior to departure. If payment is not received in full and on time, we reserve the right to treat the booking as cancelled by you.

YOUR CONTRACT

A binding contract between Michael & Susan Jepson and you comes into existence when your booking is confirmed on receipt of your deposit. This contract is governed by English law. We both agree that any dispute, claim or other matter which arises out of or in connection with this contract will be dealt with by the courts of England & Wales. You agree to supply us with passport or other details or otherwise in order to comply with Spanish regulations

TRAVEL INSURANCE etc.

Michael & Susan Jepson do not provide travel, sickness or personal belongings insurance. Please therefore ensure that you take out appropriate insurance to cover all situations cancellations and emergencies.

CANCELLATION/CHANGES BY YOU

Should you or any of your party need to cancel/change your booking you must inform us in writing at 5 Martindell Cottages, Ballinger Road, Lee Common Great Missenden, Bucks HP16 9 LA. If we accept and formally acknowledge an email from you in this respect, this will be effective. Your notice of cancellation/changes will only be effective when it is received in writing by us or by acknowledged email as above. As we incur costs from the time that we confirm your booking and may be unable to resell your holiday, the following cancellation charges will be payable.

Period between receipt by us of written Cancellation and departure	Cancellation charge
42 days or more	deposit only
41-28 days	65%
27-1 day	90%
day of departure	100%

Depending on the reason for cancellation, you may be able to reclaim these cancellation charges from your travel insurance company. You must, however pay the cancellation charges due to us first.

CANCELLATION/CHANGES BY US

Whilst we always endeavour to avoid changes and cancellations, we must reserve the right to do so. However, we will endeavour only to cancel your confirmed booking where you have failed to meet our booking conditions, or where we are forced to do so as a result of any event which we could not foresee or avoid eg. war or threat of war, civil strife, Government disputes, terrorist activity, industrial dispute, natural or nuclear disaster, fire, adverse weather conditions or anything out of the ordinary; nor are we liable for any unforeseen situations or circumstances. No compensation can be paid and no liability accepted beyond offering a full refund of payments received.

ARRIVAL & DEPARTURE

In order to allow our Housekeeper /Manager time to prepare for you and for your successors you may not arrive before 4 pm or after 7 p m except by special arrangement and you must leave the property before 10 am on the day of departure. You are asked to let us know your likely arrival time. Later arrivals must be arranged in advance and are subject to an additional charge..

Letting Schedule referred to

(Details may be agreed by exchange of emails which will form part of this Schedule)

1. Let by Susan and Michael Jepson ('We') of 5 Martindell Cottage, Ballinger Road Lee Common, Great Missenden, Buckinghamshire, England HP16 9LA

2 Let to 'You'

Name(s)

Address

3 Agreed number/ details of your Guests

4.Dates/ Period of letting

5. Rental for period of letting