

Excepting possible future modifications that may be notified or specific terms for epidemic conditions published on the website and that may depend on French legislation in force at that time. Terms applicable to rentals within the vendee-gites.com scheme. For properties indicated as being under the management of a partner agency or other company, please refer to their specific terms and conditions. These properties are clearly labelled as such on our website.

1. The Owner (or direct property manager), whose name figures on the Booking Form (rental contract) as being the letter, offers the property, as described in the property details, ("The Property") for holiday rental, subject to written confirmation, to the renter ("The Client"). Philip Johnson EI, trading as Simply Vendee, is mandated by The Owner solely to publicise The Property on the Internet or through any other media and to register reservations on their behalf. **The letting contract is between The Client and The Owner.** The Owner may be represented at The Property by a person mandated to manage the rentals.
2. The description of The Property is given in all good faith, based on the information supplied by The Owner. However, it is the responsibility of The Client to establish the suitability of The Property for his/her party's needs and to ask for any information that he/she deems relevant or important prior to booking.
3. To reserve The Property, The Client should complete and sign the Booking Form (rental contract) and send it to Simply Vendee and make the payment of the initial **non-refundable** deposit (25% of the total rental and booking fees due). This payment is made by bank transfer, or by card over the telephone. Supplementary charges may be applied if the transaction cost is above that which is normally expected. Following receipt of the Booking Form and clearing of the 25% deposit, The Client will receive a counter-signed copy of the Booking Form and a receipt for the deposit payment as confirmation. **This is the formal acceptance of the booking.** If the completed Booking Form is not received within **21 days** of the initial reservation The Owner reserves the right to consider the reservation tacitly cancelled.
4. The balance of the rental is payable not less than **eight weeks** before the start of the rental period. If payment is not received by the due date plus 14 days, The Owner reserves the right to give written notice that the reservation is cancelled. In this event, clause 7 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 reservation.
5. Any chargeable expenses arising during the rental period, defined and agreed on the Booking Form, or indicated otherwise, (eg: linen hire, heating supplement, cleaning supplement, residence tax, or internet charges) should be settled locally with The Owner or their representative before departure. In addition, The Owner may invoice the use of the domestic electricity supply at the rented property for charging electric or hybrid vehicles. This will typically be a fixed amount representative of the average consumption for the vehicle type, its usage, and the duration of the stay. In the absence of a dedicated connection point for electric or hybrid vehicles, the connection cable used by The Client must be of a type limiting the current to a maximum of 10 amps. The Client is liable for any damage to installations at The Property, any risks of damage to the vehicle, and any safety aspects inherent in this connection.
6. A Security Deposit is required for each rental period to cover possible damage to The Property or its contents or in the event of The Property not being in an acceptable condition on departure, or in the event of chargeable expenses not being paid. However, the sum reserved by this clause shall not limit The Client's liability to The Owner. The Security Deposit is integral to the letting contract between The Client and The Owner. Simply Vendee take no part in establishing or mediating any deductions that The Owner deems due. **The Owner reserves the right to refuse entry to The Property in the absence of the required Security Deposit.** The method of Security Deposit is specified in the Property details and on the Booking Form. This may be that the Security Deposit is requested by The Owner, prior to the rental period, via the secure on-line system "Swikly". The Client must promptly act on this request. No card debit or fees are incurred in this process at that time, unless the card holder's bank or card company levies a fee. If no deduction is made from the Swikly deposit it is simply cancelled by The Owner within 7 days after the end of the rental period. If a deduction is due to The Owner, this will be notified and the payment processed within 7 days after the end of the rental period. Please note that any deduction will be subject a Swikly processing fee of 5% + VAT. Other methods may be stipulated on the Booking Form, by cash, by bank transfer, or by cheque. In these instances the Security Deposit is returned within 15 days of departure, less any deductions due to The Owner (transaction or monetary exchange fees may be applied).
7. In the event of a cancellation by The Client, or a tacit cancellation relating to clause 4, as defined in clause 3, the 25% initial deposit is not refundable (*cf. Le Code du Tourisme*). The client remains liable for the full rental amount. The lifting of this contractual liability for the full amount, or the refund of any balance amounts paid (other than the initial 25%), will only be accorded at The Owner's discretion, subject to the possibilities to re-let the period and any losses or expenses incurred in doing so, or fees due to an intermediary service, will be deducted from the amount due.  
**In the event of cancellation due to epidemic conditions :** The standard cancellation terms may be modified or replaced by those defined by any specific French legislation in force at the time of cancellation and within the intended scope of application. Any information published on our website is for guidance only and can not imply that the described terms will be in force at the time of future reservations or at the time of rentals already under contract. The Client must obtain travel insurance which covers, up to what may be possible, any risk, loss or expenses resulting from epidemic conditions and that this will be, in the first instance, the priority in seeking indemnity.
8. **The Client agrees to take out a comprehensive travel insurance policy\* giving full personal liability cover for all members of the party,** This is a legal requirement in France (*the law "Méhaignerie" 6/7/1989*), over and above the property owner's insurance. The Client agrees to provide documentary proof of this cover on arrival at the property (or beforehand if indicated to do so). **The Owner reserves the right to refuse entry to The Property in the absence of this documentary proof.** \*Residents or counties other than Great Britain may have the necessary personal liability cover through their home insurance or standard family insurance and must provide these details.
9. The rental period shall commence at 5.00 pm (17.00) on the first day of the rental period and finish at 10.00 am on the last day. **The Owner shall not be obliged to offer access to the accommodation before this stated arrival time** and The Client shall not be entitled to remain in occupation after this stated departure time. The Client agrees to notify The Owner of their expected arrival time and to respect any limitations imposed. Late arrival times must be agreed with The Owner in advance.
10. The maximum number to reside in or at The Property, or to use the associated facilities, must not exceed the stated capacity unless The Owner has given written permission. (This precludes adding further mattresses, camp beds, tents, caravans and camping cars, or using settees for sleeping where this use was not intended.) **Any modification to the number of residents indicated on the Booking Form must be notified before the start of the rental period. The Owner must be notified of any external non-resident visitors before their arrival and they may be accepted solely at the Owner's discretion and according to any terms that The Owner may wish to impose.** Note that exceeding the stated maximum capacity of The Property, without prior agreement from The Owner, can result in the invoicing of a supplementary rental amount, or refusal of people over the stated capacity, or immediate termination of the rental.
11. The Client agrees to be a considerate tenant, and to take good care of The Property and the associated facilities and to ensure that no one in his/her party acts in any way which could cause disturbance to neighbouring properties, or cause risk of damage or injury, and to adhere to any internal rules and regulations present or stated at The Property. **The Client agrees to leave The Property in a clean and tidy condition at the end of the rental period. The Owner reserves the right to make a retention from the Security Deposit to cover the additional cleaning costs if the Client leaves The Property in an unacceptable condition. The Owner is the sole judge in this matter. The option or payment of a full cleaning service at the end of the rental period, where applicable, does not dispense the Client from leaving the property in a reasonable fit state.**
12. The Client agrees to ensure the safety of his/her party at all times, in particular the safety of children and non-swimmers around the swimming pool area (where applicable), or other water, and accepts the full responsibility for all inherent risks. The property details on our website indicate the safety equipment declared by the Owner. Accord Services EI does not accept any responsibility for compliance of this equipment with the relevant specifications or legislation, nor for its presence at the Property, nor its operational status. The Client must determine the suitability of all the facilities for his/her party prior to the reservation and accepts that any safety equipment does not replace the need for proper vigilance at all times. At the time of arrival, the Client must ensure that he/she is has understood the use of the pool safety equipment, the pool depths and its configuration and agrees to ensure that the pool and safety equipment are employed as intended and in a safe manner.
13. The Client shall report to the Owner or the Owner's mandated representative, without delay, any defects or shortcomings in the Property, or breakdown of equipment or appliances, in the Property or the associated facilities in order that remedial action can be undertaken as soon as possible. No reclamation will be accepted concerning defects or shortcomings not reported at their time of discovery. **Any reclamation must be addressed to the Owner, these reclamations relating solely to the Owner's contract with the Client, and not relating to the publicity and administration services supplied by Vendee Holiday EI.**

14. The Owner or Simply Vendee shall not be liable to The Client;

- for any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery or appliance in the Property and garden/grounds, the swimming pool or any facilities associated with the Property.
- for any loss, damage or injury that is the result of adverse weather conditions, riots, wars, strikes, epidemics, or other matters beyond the control of the Owner or Vendee Holiday El.
- 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 Owner shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

Under no circumstances shall the Owner's or Simply Vendee's liability to the Client exceed the amount paid to the Owner for the rental period.

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