

Booking conditions: Jasmine Cottage, Pondfield Villa Farm, Rowley, Castleside, Co.
Durham DH8 9HF

1. The property detailed in the enclosed brochure, known as “the property” is offered for holiday rental subject to confirmation by M STEEL, known as “the agents” to the renter, known as “the client”.
2. To reserve the property, the client should complete and sign the booking form and return it together with payment of the initial non – returnable deposit of £50 to the agent. This is the formal acceptance of the booking .
3. The balance of the rent is payable not less than six weeks before the start of the rental period. If the payment is not received by the due date, the agent reserves the right to give notice in writing that the reservation is cancelled.
4. Reservations made within six weeks of the start of the rental period require full payment at the time of booking.
5. Any chargeable expenses arising during the rental period (e.g. babysitting) should be settled locally with the agent’s representatives before departure.
6. The client will be liable for all damage to the property or its contents. The client must make good any breakages e.g. cups, dishes etc.
7. Subject to clauses 2 and 3 above in the event of a non insurable cancellation, refunds of amounts paid will be made if the agent is to re let the property and any expenses or losses incurred in doing so 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 belongings, since the agents, or the owners insurance does not cover these.
8. The rental period shall commence at **16.00 hours** on the first day and finish at **10.00 hours** on the last day. The agent shall 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.
9. The maximum number of people to reside in the property is stated on the property leaflet and must not be exceeded without the permission of the agent.
10. 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. The client also agrees not to act in any way, which would cause disturbance to those residents in neighbouring properties.
11. The client shall report to the agent without delay any defect in the property or breakdown in the equipment, plant machinery or appliance in the property, garden etc and arrangements for repair and/or replacement will be made as soon as possible. The client agrees to give the agent or their representative access to the property in order to carry out repairs / maintenance.
12. The agent or owner of the property 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 or machinery or appliances in the property, or garden
 - 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 agent or owner.
 - For any loss, damage or inconvenience caused 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 and or agent shall, within seven days of notification to the client, refund to the client all the sums previously paid in respect of the rental period.
13. Under no circumstances shall the agent or property owner’s liability to the client exceed the amount paid to the agent or owner for the rental period.
14. No Pets allowed.
15. A strict “No smoking policy” Applies
16. There is no telephone to the property.

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 the contract may be brought in any court of competent jurisdiction in England.