

## **The Cottage – Conditions of rental**

1. The property is known as The Cottage, 31a Crag Path, Aldeburgh, Suffolk, IP15 5BB and is offered for holiday rental subject to confirmation by Mrs J Alexander (on behalf of the owner) to the renter (the client).
2. To reserve The Cottage the Client should write to confirm the booking and enclose a cheque made out to J Balls for £100.00. Following receipt of this the client will be sent a confirmation invoice and statement. This is the formal acceptance of the booking.  
  
Mrs J Alexander  
The Old Rectory  
Old Church Road  
Melton  
Woodbridge  
Suffolk  
IP13 6DH
3. Any chargeable expenses arising during the rental period e.g. damage to the property or its contents will be assessed and the Client may be asked to pay these additional costs.
4. In the event of a cancellation, refunds of the amount paid will be made if the Owner is able to re-let the property and any expenses or losses incurred 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, public liability etc since these are not covered by the Owner's insurance.
5. The rental period shall commence at 3pm on the first day and finish at 10am on the last day. The Owner shall not be obliged to offer the accommodation before the first time stated and the Client shall not be entitled to remain in occupation after the time stated for any reason.
6. The maximum number to reside in the property must not exceed 6 unless the Owner has given permission.
7. 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 client also agrees not to act in any way which will cause disturbance to those resident in neighbouring properties in particular please do not park cars in front of doors or close to ground floor windows.

8. The Client shall report to the Owner without delay any defects in the property or breakdown in the equipment, plant machinery or appliances in the property and arrangements for repair and/or replacement will be made as soon as possible.

9. No Pets are allowed at the property without the Owner's prior permission.

10. The Owner shall not be liable to the Client: For any temporary defect or stoppages in the supply of public services to the property, or in respect of any equipment, plant, machinery or appliance in the property. For any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or matters beyond the control of the Owner. 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 within seven days notice of notification to the Client refund to the Client all sums previously paid in respect of the rental period.

11. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.  
The 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.