

What You Pay:

WEEKLY RENT: All rents given in the Property's Pricing Schedule are per property per week irrespective of the number of people occupying the property as long as the number of people does not exceed the maximum number of people a property is allowed to take.

BOOKING FEE: A Booking Fee of £15 is payable for each property booked.

SECURITY DEPOSIT: To cover the eventuality of accidents that may result in damage to the property and its furnishings you will be required to pay a Security Deposit of 25% of the rent of the week you are occupying the property. This will be held against your Credit Card the week before you arrive and refunded minus any expenses the week after you leave. This should not be confused with the Booking Deposit.

BOOKING DEPOSIT: A non-refundable Booking Deposit of 25% of the respective weeks rent or the total rent in full for the respective week will be taken at the time of your telephone booking.

How to Pay.

When you have made your telephone reservation providing it is 60 days prior to your holiday, a 25% deposit along with the Booking Fee can be taken from any major Credit or Debit Card. Otherwise payments will be due in full if it is less than 60 days before the start of your holiday. You will then be emailed a booking form, receipt for any payments and a conformation of your reservation.

We accept payments only by Credit or Debit Cards, Bank Transfer (providing it is 14 days prior to your holiday) or by Bankers Draft.

Your Property and Reception Details:

The maximum number of people each property can accommodate is given in the Property's Description and it is important that this number is not exceeded. If you wish to have friends stay during your holiday and they exceed the maximum number of people a property can accommodate you will need to book either a larger or an additional property. The names of all adults and children and the number of pets who will occupy the property for all or part of the holiday must be given on your Booking Form.

If you are self driving or hiring a car either through us or a 3rd party we will send you details of the route by road to your property, or if you are flying and being picked up at the airport by our staff or a 3rd party's we will send you details of the address of the property after we have received payment in full the returned Booking Form.

Between tenancies all properties are thoroughly cleaned and the inventory checked to ensure that you have everything you need. You are welcome to arrive at your holiday property any time after 5pm on Saturday or the day your tenancy is agreed to start. **All properties must be left in the state they are found in, any additional cleaning to the property's cleaning budget will be charged against your Security Deposit. All bags containing rubbish must be removed from the property. Any bags remaining in the property containing rubbish will be removed by our staff at an additional charge of £10 per bag.** All properties must be vacated by 10am on the agreed day of departure.

Booking Conditions.

1. The Company Azzure Limited ("the Company") act as letting agents and property managers on behalf of the Owners.
2. Reservations on properties are accepted subject to availability and may be held for 3 days or 24 hours at peak times or for last minute bookings. Payment must be made within this time to confirm the Booking. If payment is not received within the time stated, the Reservation will be cancelled without prior notice to the Client.
3. Bookings can be confirmed by payment of a Booking Deposit of 25% of the total Rent plus the Booking Fee, if the Booking is made more than 60 days before the commencement of the holiday. If the Booking is made less than 60 days before commencement of the holiday, the full Rent, Booking Fee and any additional charges, are due in full at the time of Booking. A Booking Form from the Company or the Company's website should be sent/submitted either within 14 days of the Booking.
4. The Company reserves the right to refuse to accept a Booking and, in this event all fees paid will immediately refunded. Bookings are normally accepted for all family and male and female groups. Where Bookings are accepted for all male or female groups the Company reserves the right to take a Security Deposit of up to 100% of the rent due, refundable after a satisfactory inspection.
5. Once the Booking is received and accepted by the Company, the Clients are liable for payment of the Balance of the Rent plus any additional charges 60 days before the start of the holiday. Non payment by the due date will be treated as a Cancellation and the Company may re-let the property without reference to the Client who remains liable for payment of the full amount. Credits will be given for any rents received as a result of re-letting, less the Company's expenses.
6. Once a booking has been accepted by the Company, it can only be changed to another property by treating the Booking as a cancellation – see paragraph 7. A change of holiday dates on the same property may be changed if it is available and the Owner is agreeable. In this event a second Booking Fee is payable. Once a Booking has been processed any amendment which involves reprocessing the Booking may incur an additional Administration Fee.
7. The Company operate a Cancellation Plan whereby FULL payment less any Credit or Debit Card charges plus a £20 Administration Charge, is refunded in the event of cancellation due to death, injury, illness (excluding pre-existing conditions), or a summons by Jury Service of any member of the party named on the Booking Form, or any Close relative of the Clients. Close relatives include husband, wife, father, mother, brother, sister, son, daughter, mother-in-law, father-in-law. Cancellations under the Plan may be notified to the Company in writing within 10 days of the event causing cancellation, and providing an appropriate certificate is sent to the Company, no further payment is due and all previous payments less the Credit or Debit Card Charges and the £20 Administration Charge, will be refunded in full. The Cancellation Plan terminates at mid-day on the first day of your holiday or on your departure from home whichever is the earliest, by which time the Company must have been verbally notified of the cancellation. Should the cancellation be for reasons not covered by the Plan the booking deposit is forfeit and the balance is still payable on the due date. The Company will endeavour to re-let the property and, if successful, will normally refund the Balance of Rent less any expenses incurred in re-letting within 21 days of the end of the holiday. Any

expenses charged for re-letting will be at the discretion of the Company. The Cancellation Plan is obligatory and the premium is included in the Rent.

8. A Security Deposit is payable and this taken and held against your Credit or Debit Card to cover any losses, damage and additional cleaning charges, if the property is left in an unsatisfactory condition. The deposit will be refunded less any charges, the week after the end of your holiday. Any dispute about the deduction from the Security Deposit should be taken up directly with Azzure Limited.
9. Acceptance of a Booking by the Company confers upon the Clients the right to occupy the property for a holiday with the meaning of Paragraph 9 of Schedule 1 of the Housing Act 1988.
10. Under no circumstances may people or pets other than those specified on the Booking Form occupy the property. The Client agrees to take good care of the property. The Client will be responsible for the full cost of any damages or breakages and any exceptional cleaning and this liability is not limited to the amount of any Security Deposit held by the Company. The Client will leave the property and its contents in a clean and tidy condition prior to vacating the property. The Client will not cause any annoyance or become a nuisance to tenants or occupants of adjoining premises.
11. Where pets are accepted in a property it is under the condition that they are kept under strict control at all times, not allowed in bedrooms or on furnishings, nor left unattended in the property. Clients will be liable for any damage caused by pets and a higher security deposit will be required. Where a property does not accept pets, the Company cannot guarantee that pets have not been previously allowed in the property.
12. Lettings are for a minimum of one week during high season and a maximum of four weeks. Lettings commence at 5pm on the first day of the tenancy and end at 10am on the day of departure unless notified otherwise. The period cannot be exceeded unless the Company give approval in writing and the Clients will be liable for any extra cost of whatsoever nature incurred because of an unauthorised extension.
13. If, for any reason, beyond the Company's and/or the Owner's control the property is not available on the date booked, all rent and charges paid in advance by the Clients will be refunded in full, but the Clients shall have no further claim against the Owners or the Company.
14. The Company reserves the right to reasonable access to the property by the Owners or their staff.
15. Whilst every effort is taken to ensure the accuracy of descriptions of properties, the Company can accept no liability for inaccuracies in these details. The Company cannot accept any responsibility for or be liable for any loss or damage resulting from information given or statements made. The Company will not be liable for any act of neglect or default on the part of the Owners or any other person, nor any accident, damage, loss, injury, expense, or inconvenience whether to person or property, which the Clients or any other person may suffer or occur arising out of, or in any way connected with the letting, or resulting from any other cause whatsoever.
16. In the event of any complaint, the Client must immediately, in the first instance, notify the Company. If satisfaction is still not obtained, an on the spot investigation can be made during the tenancy. In no circumstances will compensation be made or correspondence be entered into in connection with complaints raised after the property has been vacated.
17. The Company reserve the right to amend prices quoted in the brochure, due to errors and/or omissions, or changes in the VAT rate.

18. If there shall be a breach of any of these conditions the Owners or the Company's staff may re-enter the property and terminate the tenancy with prejudice to the other rights and remedies of the Landlord. The Contract is deemed to have been made at 5 Uplands Road, Paignton, Devon, TQ3 1HW and the proper law of the Contract is English.
19. The person who signs the Booking Form or, in the case of a Booking Form submitted via email or the Company's website, the person named as the Client certifies that he or she is authorised to agree the Conditions of Booking on behalf of all persons included on the Booking Form, including those substituted or added at a later date. The signatory and/or the Client must be a member of the party occupying the property.
20. In case of any discrepancies between these Booking Conditions and the other contents of the brochure, these conditions shall prevail.

Signed:

Print Name:

Date: