

RENTAL TERMS AND CONDITIONS

**FINCA LA MORERA
HUERTE LA FRESNEDA
RIBERA DE LOS FRAILES
ARRIATE
RONDA 29400
ANDALUCIA.**

1. Your contract is with Toca Madera Estates S.L. whose registered office is at Avenida Nabeul, Edificio Parquesol, Oficina 18, 29600 Marbella, Malaga, Spain

2. Formation of Contract

A completed and signed Booking Form is required with a payment of a non-refundable deposit of 25% of the property rental. A binding contract between the person who has signed the Booking Form and Toca Madera Estates S.L. will be made when we issue a Confirmation Receipt. Bank account details for payment of deposit and balance of rent appear on the Booking Form

3. Payment

3.1 Balance of rent to be paid **no later** than 8 weeks before departure.

3.2 If you book a holiday less than 8 weeks before departure, the full holiday charge is payable at the time of booking.

3.3 A binding contract exists when we issue a Confirmation Receipt.

4. The Price

4.1 The prices are in Euros and the rental agreement is weekly unless otherwise stated

4.2 Finca La Morera is let fully furnished and equipped. The price includes linen, some cleaning services, utilities, and pool maintenance. A supplement is charged for any required air conditioning or additional winter heating.

5. Security Deposit

A security deposit of €500 (or £500) is required to cover the cost of any damage, breakages or additional necessary final day cleaning; and the cost of any telephone and other services. This can be paid by sterling cheque or euro transfer at the same time as the final payment for the booking and will be returned to you within 3 weeks of your departure, less any deductions.

6. Alterations or Cancellations by us.

6.1 In the unlikely event that it is necessary to make an alteration to, or cancel, your booking, we will inform you as soon as possible and, if requested, we will try to arrange alternative accommodation of a similar type and standard and in a similar location.

6.2 If the alternative holiday accommodation is not acceptable we will refund in full all monies paid and shall be under no other liability.

7. Cancellation by you

7.1 Any cancellation by you (for whatever reason) must be in writing addressed to us at The Manor House, Lamyatt, Somerset BA4 6NP, Tel; 01749 814 934. The effective date of cancellation is the date on which written notification

is received by us.

- 7.2 If you cancel eight weeks or more before departure you will lose your deposit unless we are able to re-let the property.
- 7.3 If you cancel within eight weeks of departure, or if the booking is cancelled by us due to non-payment, we shall be entitled to the full holiday cost from you.

8. Information

- 8.1 While we make every effort to ensure that descriptions supplied by us are accurately reproduced, we cannot accept responsibility for errors contained therein, or the results thereof. You must accept that minor differences between the photograph, text, illustration used and the actual property may arise.
- 8.2 Toca Madera Estates S.L. reserves the right to make modifications to the property specification that are considered necessary in the light of operating requirements. In the interests of continued improvement, we reserve the right to alter furniture, fittings, amenities, facilities, or any activities either advertised or previously available, without prior notice.
- 8.3 If material changes occur after your booking has been confirmed we will advise you if there is time before departure.

9 Access

The property owner or their representative shall be allowed free access to the property at any reasonable time during any holiday occupancy for the purposes of an inspection and maintenance..

10 Number of people using La Morera

The number of people staying at the property must not exceed the number of sleeping places indicated in the brochure, i.e. 12 - (except in the case of infants under 2 years). The number of people staying must not exceed the agreed number specified on the Booking Form unless with prior agreement of owners

11 Arrival and Departure

Your rental begins at 5p.m on the holiday start date and the accommodation should be vacated by 10a.m. on the last day. Please note that access to the property is not possible before 5p.m. unless it is vacant immediately prior to your booking.

12 Your responsibilities

Please keep La Morera and all furniture, fittings, effects, facilities and equipment in the same state of repair and condition as at the commencement and leave it in the same state of cleanliness and general order in which it was found. You are responsible for all damage or loss which occurs to the property or its contents during your stay and will be responsible for paying appropriate compensation in the event of extra costs incurred by you during your holiday, breakages, damage or additional cleaning services required after departure if property not left in a reasonable condition.

13 Complaints

In the unlikely event that you are disappointed with La Morera please contact our representative on site. Should he/she be unavailable you should contact us at once and we will try to resolve the problem.

14 Liability of property owner

- 14.1 We shall not be responsible for the death of, or personal injury of, you or any person named on the booking form or other person at the property unless this results from the proven negligence of us or our employees.
- 14.2 We shall not be liable for any loss, breach or delay due to any cause beyond our reasonable control including, but not limited to, act of God, explosion, flood, tempest, fire or accident, war or threat of war, civil disturbance acts, restrictions, regulations, by-laws, or measures of any kind on the part of any governmental or local authority, strikes, lock-outs, or other industrial actions or disputes or adverse weather conditions. In any such case we shall be entitled to treat the contract as discharged.

- 14.3 In the event of such discharge our liability shall be limited to the return of sums paid to us in respect of the unused portion of the holiday, calculated on a pro rata daily basis, less an administrative charge of £20 to cover our reasonable expenses.
- 14.4 We cannot be held responsible for failure, beyond our control, of mechanical equipment such as pumps, boilers, swimming pool filtration systems, etc nor for failure of public utilities such as water, gas and electricity.
- 14.5 Toca Madera Estates SL is not responsible for noise or disturbance originating beyond the boundaries of Finca La Morera or which is beyond our control.

15 Cleaning

The property will be cleaned throughout prior to the beginning of the rental period. In addition 6 hours cleaning, at a mutually convenient time, is provided during each week of the rental period. The property should be left clean throughout at the end of the period. If it is not left in reasonable condition at the end of the stay, a deduction will be made from the security deposit to cover the cost of any additional cleaning.

16 Behaviour

The person signing the contract is responsible for the correct and decent behaviour of his/her party members whilst at Finca La Morera

17 Staff

Our resident English speaking staff are in adjacent premises. Extra cleaning can be arranged and meals can be provided, at additional cost and by prior arrangement, although such services cannot always be guaranteed. Please give us as much notice as possible and we will try to meet your needs

18 Linen

Bed linen, towels and pool towels are included. Cot bedding and linen is not provided

19 Swimming Pools

Swimming pools and surrounds are potentially dangerous and it is your responsibility to ensure adequate supervision of your guests, and especially children.

20. Social Events and other Functions

It is our policy not to allow social events and other functions to take place at the property without prior agreement. Permission will be required for any event to be attended by more than the number normally accommodated.

21. Security and Valuables

Any valuables left at the property are at your own risk. We cannot be held responsible for their loss or damage. It is the responsibility of the tenant to maintain the security of the buildings at all times. There is a small safe available for guests' use.

22. Insurance

It is a condition of booking that your party is covered by comprehensive travel insurance. This should include cover for cancellation or curtailment, emergency medical, baggage, personal effects, personal money, hospital benefit, personal accident/death, personal liability and possible travel delay.

23. Low slung cars

The approach to Finca La Morera, and many other nearby lanes, is not well surfaced and great care should be taken when driving. Please moderate your speed in the local area as there are children and animals everywhere.

24. Pets

Pets are not accepted unless by specific prior agreement.