

Villa for 12 Booking Terms and Conditions

General.

The signing of the Booking Form by the party leader confirms the acceptance of the terms and conditions set out and shall be binding on the person(s) Booking and intending to occupy the premises.

No all Male parties or parties of guests who are all under the age of 21 will be accepted.

You must not sub-let the premises, allow persons not listed on the Booking Form to stay overnight without the permission of the owner or their agent or to exceed the maximum persons permitted to stay, this being 12 persons.

No Pets accepted. For the comfort of our Guests our home is non-smoking, however smoking is permitted on the Patio area. Please use the ashtrays provided.

To ensure comfort, security and peace of mind our home is registered with the State Authorities and is in full compliance with all relevant legislation.

Stays of 5 nights or less will incur a cleaning fee of \$110.

The Villa is available for occupancy from 5pm on the day of arrival.

Departure time – The premises must be vacated by 10am (unless prior arrangements with the Management Company)

All doors and windows leading to the pool area are fitted with a child alarm, while fire alarms are situated around the entire villa. Any tampering of these alarms will result in a deduction of \$50 from your security bond. Please note, it is a federal offence to tamper with smoke detectors or fire alarms.

All local and national calls are free but for international outgoing calls phone cards (which can be purchased from local supermarkets or post offices) are needed.

All bed lined and towels are provided for your needs, although you are not allowed to remove any of these from the house including beach towels.

Payment Details.

A non-refundable deposit of \$150.00 per week is due within 7 days of you initial reservation, to be sent with the completed Booking Form. On receipt of your deposit we will bank you cheque and wait for clearance, following which we will send out a receipt and confirmation of booking.

Payment of the balance, plus the refundable security deposit is due in full no later than 8 weeks prior to your arrival date. On receipt, banking and clearance of your parties' final payment, we will send out your "arrival pack". A \$400.00 security deposit is payable with the final balance.

Please note: we are now able to accept secure credit card payments through PAYPAL please ask for details about this service.

Cancellation.

In the event of your needing to cancel, the following conditions will apply:

12 weeks or more prior to departure 20% of the total charge, 8 or more weeks prior to departure 50% of the total charges, less than 8 weeks 100% of the total charges. If the balance of the sum due as shown on your final Invoice remains unpaid 4 weeks prior to the arrival date we reserve the right to cancel your booking (but without interest or compensation). In this event the deposit will be forfeit.

If the Client cancels within 6 weeks of the arrival date the full rental will be forfeit unless the premises can be re-let on similar terms in which event the deposit only will be forfeit. All cancellations must be confirmed in writing by the person who signed the Booking Form.

Please ensure you have adequate Travel Insurance to cover your losses, if cancellation is due to and insured event beyond your control we reserve the right to request a copy of your Travel Insurance. Insurance is your responsibility.

Alterations.

For alterations requested by the Client within 8 weeks of the day of arrival, an administration fee will be charged

Liability.

The owners or their agents do not accept responsibility whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects however caused as a result of the pool and villa. Without any restriction to foregoing, we shall not be liable for any loss or for any expenses incurred by yourselves or damage arising in connection with your stay. It is your responsibility to ensure that children are always supervised properly in and around the pool and inside the villa at all times.

Please be advised that you are liable for any damages to the villa or its contents.

Swimming Pool.

Pool heaters are designed to warm the water in the pool, we are unable to accept and responsibility or make any refunds during cold weather periods in Florida.

Security/Breakages Bond

The villa front door is combination coded, details of code number will be provided after your final payment is received, please ensure that you lock all doors and windows when vacating the premises as we are unable to accept liability for any losses incurred by yourselves however caused.

In the situation that you lock yourself out, you are to phone our Management Company immediately, and they will allow you re-entry into the house.

Unfortunately this may incur a small charge for their service depending on the call out time, a notice of their charges can be found in the Villa Information Folder in the house.

The client is held responsible for any damages or breakages that may be caused to the property its contents and also for any items in the inventory during your stay. All damages and faults caused or found at the home must be reported to our Management Company at the earliest opportunity.

We require a refundable security/breakage deposit to be paid with your final payment. This deposit of \$400 will be repaid to your party by cheque or PayPal within 30 days of your departure, providing the local Management have reported no breakages or damages. We check the inventory prior to your arrival and after your departure and will advise of any faults. These may include additional cleaning costs for spills, stains etc.

We reserve the right to retain the security deposit (either in part or full) to cover breakages, damages.

Receipts for repairs/replacements will be provided in the unlikely event the retention of the security deposit is required.

We reserve the right to pursue a guest for recompense for any and all damages caused which may exceed the value of the security deposit within 14 days of being served notice of this.

Florida has a sub-tropical climate and care must be taken with food that is left uncovered. Apart from spoiling and contaminating, food left uncovered can attract insects very quickly, and not under any circumstances should food and drinks be taken into the bedrooms. Any added costs for pest control services incurred from lack of care in this may be passed to you.

The Client must not tamper with any Pool or household Electrical Equipment.

If there is a problem with any equipment please contact the Management Company immediately.

Unavoidable Changes.

The owners or their agents reserve the right in any circumstance to cancel the booking and in this event they will return all sums (but without interest or compensation) or (at the option of the Clients and subject to availability) the owners or their agents will offer alternative premises of comparable standard. In the event of a major change to the booking being necessary, the owners or their agents will inform the Client as soon as reasonably possible, and if the Client does not wish to accept the booking on this basis the owners or their agents will cancel the booking and return all sums (but without interest or compensation).

Force Majeure.

The owners or their agents accept no responsibility whatsoever for any loss or damages or alternation to the terms of the booking caused by events beyond their control including (but without prejudice to the generality of the foregoing) war, civil commotion, flight delays or cancellations, adverse weather conditions, fire flood or industrial dispute. Please ensure that you have suitable Travel Insurance to cover these events or cancellations.

Safety and Security.

The owners or their agents, reserves the right to enter the premises at any time for whatever reason.

Documentation.

All passports, visas and health certificate requirements are the Clients responsibility. The owners or their agents accept no responsibility for any delay or expense incurred through any irregularity in such documents.

Price Guarantee.

Except as hereinafter mentioned the price of renting the premises is fully guaranteed and no surcharges will be added to the cost shown on the Booking Invoice

Any increases in taxes imposed directly by UK or US Governments will be passed on to the Client.

Brochure/Website descriptions.

All Brochure/Website descriptions are made in good faith and every care is taken to ensure their accuracy, but no liability will be accepted in the event of any error or miss-descriptions.

Complaints or Dissatisfaction.

In the unlikely event of complaint relating to the premises during your stay please contact the Management Company immediately. If the matter cannot be resolved you should contact the owner, in writing, within 14 days of the end of the rental period. If the problem has not been reported, as requested to the Management Company the owner can not accept any responsibility.

WE ADVISE ALL PARTIES TO TAKE OUT A TRAVEL INSURANCE TO COVER YOU FOR POSSIBLE CANCELLATION.

The property will be cleaned and in good order for your Arrival.

When you leave you must ensure the Property is left in good order as you have found it.

All trash created during your stay must be put into strong trash bags and left in the bins provided and not in the Garage.

If the property is not found in good order your Security Deposit will be forfeit.