



BOOKING CONDITIONS

- 1 Rental times. The villa is available **strictly** from 4pm on arrival to 10am on the departure date.
- 2 Pool heat, if paid for in advance, will be switched on for 10 hours per day and local law states that this will not exceed 87°F. A weekly pool service is supplied at the home and it is important to remember that adverse weather and high bathing loads can cause debris to be dispersed into the pool. In these instances, the pool will be serviced on its next scheduled service day.
- 3 I agree to occupy the Villa assigned to me in a responsible and dignified manner, securing the home against damage and theft.
- 4 The Villa cannot be sub-let, shared or assigned. Only the persons shown on the booking form are permitted to stay in the property. Please note that it is against Florida Law to leave a child under the age of 18 in charge of a minor unless a YMCA Certificate of Child Minding is held. **No Pets or Smoking allowed.**
- 5 **It is against the law to use a charcoal BBO at a rental home or use a gas BBO within pool screened areas, inside a home or garage.** If a gas grill is supplied with the home, it is your responsibility to ensure that it is left clean and ready for the next guest's use, a wire brush is supplied for this purpose, if not a charge will be made against your security deposit.
- 6 The property is provided with a telephone, which provides free incoming calls, plus free use for local and emergency (dial 911) calls only. All outgoing long distance and international calls are to be paid for by the rental client occupying the property by a phone card.
- 7 Access must be granted at reasonable times, to allow the agents to affect urgent maintenance, as necessary.
- 8 Non-refundable deposit of US\$350 must be paid upon reservation and returned with the Booking Form. The balance is payable 8 weeks prior to departure.
- 9 If full payment is not received 8 weeks before departure, we reserve the right to consider the booking as cancelled. In the event, the scale of cancellation charges could be applied. Bookings made within eight weeks of departure require full payment and returned with the booking form.
- 10 Cancellations. Verbal notice of cancellations will be accepted, provided it is confirmed in writing. You are advised to insure against cancellation after the balance is due because the following conditions apply:
 - a. 4-8 weeks notice - 50% of cost.
 - b. 4 weeks or less notice – full forfeiture of rental cost.
- 11 The security deposit of US\$500 is held against a credit card for a period of 30 days from arrival date and will only be charged if:
 - a. The villa is not vacated by the specified time and date and is not left in a neat and tidy state; this includes excessive laundry being left by the guest upon departure.
 - b. Our representatives report to us any breakage, loss or damage (the home is thoroughly inspected prior to your arrival).

In the event of Clause 11a or 11b then the full security deposit will be charged immediately. We will advise you on the cost of repair/replacement and any monies that are due back to you will be refunded on completion of this matter. If deemed necessary we also have the right to remove you from the property, without reimbursement and we will not be liable for the cost of alternative accommodation.
- 12 Insurance liability. Although every effort has been made to ensure that the Villa is in perfect condition for your holiday, we cannot accept responsibility for any third party claims, accidents or damage to or loss of your property, or for any expense incurred for any reason. Strikes - adverse weather conditions - war - civil and military disorder - riots - natural calamities. All of these constitute a "Force Majeure" and as such, are not the responsibility of the villa owners. Any additional expenditure borne by the guest(s) caused by such conditions will not be reimbursed, nor will any services lost thereby be recoverable, so guests are required to have appropriate travel/holiday insurance for the period of the holiday.
- 13 In compliance with the covenants, conditions and restrictions for the sub-division where the home is located, no parking is permitted in any easement areas or the street area in front of the house. In addition, no truck larger than two tons in total weight, trailer, recreational vehicle, boat or similar vehicles shall be stored kept or parked contiguous to, on or about any lot.
- 14 Completion of the booking form constitutes acceptance of a contract on these terms.
- 15 If you consider you have any cause for complaint whilst in occupation, you will agree to allow our local representatives a chance to rectify such complaint satisfactorily. Details of our representatives will be supplied to you at the premises.