

BOOKING CONDITIONS

The person who signs the booking form is responsible for all payments in respect of the booking. Reservations will be confirmed upon return of the Booking Form along with payment of a deposit of 20%. This should be sent to us within 14 days of any initial telephone or e-mail booking or your option will be automatically released. The balance is payable to us no later than 10 weeks prior to the commencement of rental. Should full payment not reach us by this time, we reserve the right to cancel the booking and you may be liable to pay cancellation charges as set out on the scale below. Payment for additional electric heating of the swimming pool may be paid to us in advance or be paid directly to the Property management Company upon your arrival in Florida.

Security Deposit

At the time of full and final payment, a Security Deposit of £250 is also required. This is conditionally refundable within 30 days of our confirmation that the keys have been returned. All or part of the Security Deposit may be retained by us to cover excess cleaning costs, replacement or repairs to the property or any of its contents, the pool, patio or grounds, any long distance phone calls etc sustained / made during your stay. It may also be retained by us if the keys to the property have not been safely returned within 30 days of your departure from the villa.

Occupancy

The maximum number of guests allowed in the villa is 12 with the condition that all persons sleep in the bedrooms/beds or cots provided. Any unauthorised use of the villa will result in the rental agreement being terminated immediately.

Amendment & Cancellation by You

If, after you have confirmed your booking, you decide to alter your arrival and or departure dates, we will do our utmost to make the requested changes, provided we are informed at least 10 weeks prior to rental commencement. Some alterations may incur an administration fee of £30 and if made within 10 weeks of rental, may be treated as a cancellation and charges made according to the scale below will apply. In the event of cancellation, the following charges will be levied:

<u>Period Before Departure</u>	<u>Cancellation Charge</u>
More than 10 Weeks (70 days) =	20% Reservation Deposit
Between 4 & 10 weeks =	50% of rental Cost
Less than 4 weeks =	100% of rental cost

Amendment or Cancellation by Us

Whenever possible any change will be advised without delay. Should circumstances beyond our control require the booking to be cancelled a full refund of payments made will be re imbursed. We will also try our utmost to arrange an alternative property of a similar high standard. However the owners, Management Company, or their agents will not be liable for any further losses that may be incurred by the clients.

Property Management Company

As we cannot be there personally all year round, a Property Management Company ensures that the property is well cared for in our absence. They are on hand should you require any assistance during your stay. Their contact details will be sent to you prior to your holiday so that, should you experience any problems you can give them a call.

Arrival & Departure

Arrival at the property (unless otherwise requested by you in writing) must not be before 4.00pm local time. The property must be vacated by 10.00am on the day of departure. Vacating after this time may incur charges equivalent to the cost of one day's accommodation plus any costs incurred by the owners as a result of delay caused to any following occupancy.

Pool Safety

As the villa has a pool and spa, the owners and the owners' agents do not accept liability for injury caused as a result of using the pool or spa. The pool and Spa are used entirely at the renters own risk.

Guests should always observe the safety rules displayed at the poolside and listed in the Welcome Book within the villa. Please inform the Management Company immediately if the Welcome Book is missing.

Diving is not permitted.

The door onto the pool area is fitted with a safety alarm and guests are requested not to allow unsupervised children to use the pool at any time. Should the alarm fail, please report this to the Management Company immediately

Plastic glasses and crockery are provided for use around the pool. Glass and crockery is not allowed around the pool.

Pool Heating and Cleaning

Pool heating is an optional extra arranged at the time of booking. This is subject to weather conditions – the colder the weather the longer the heater will take to warm up. Please be advised that pool heating is designed to take the chill off the water and not to heat it up to 'bath water' temperature. The pool heat controls are locked and any attempts to tamper with this may result in the immediate termination of the rental.

The pool is cleaned and chemically balanced every week for your safety and comfort; however on rare occasions it may be necessary to apply extra chemicals to the pool to maintain safe and correct chemical levels. Should this occur during your stay it will be necessary for you to be out of the pool for a period of 12-24 hours for safety reasons. Whilst we try to ensure that all our pool equipment is regularly maintained, there may be an occasion where the pool equipment may fail. Should this happen we will refund any loss of use for the days concerned.

This is conditional on the problem being reported to the Management Company immediately.

Villa Air Conditioning/ Heating

It is vital that all doors and windows are kept shut at all times to keep out the heat, humidity and any unwanted insect visitors! The villa is treated regularly to repel such insects. Failure to keep doors and windows closed will result in excessive use of air-conditioning, the cost of which may be deducted from your security deposit. Guests are not permitted to adjust the air-conditioning which has been preset and locked to a comfortable level.

Setting the air conditioning at too low a setting can cause the unit to freeze up, causing expensive damage to occur.

Telephone

The property is provided with a telephone that provides a free incoming call service as well as free use for emergency (dial 911) calls only. All other calls, including local, international and long distance calls are to be paid for by you.

Force Majeure

We, the owners of the property, cannot be liable for any loss or damage, delay or injury arising in connection with your stay at the property caused by matters outside of any reasonable control. These include acts of God, war or threat of war, civil disturbances, strikes or other industrial action, acts of government, terrorist activity, fire, weather conditions, transport problems or any other event beyond our control.

Travel Insurance/ Arrangements

All guests accept full responsibility for making the right travel arrangements to the villa. All passports, visas and travel insurance are the responsibility of the guest whilst travelling and whilst staying at the villa. Travel insurance is essential for you and your party. WE STRONGLY ADVISE ALL OUR GUESTS TO TAKE OUT COMPREHENSIVE TRAVEL INSURANCE, WHICH INCLUDES CANCELLATION COVER (UK GUESTS ARE ALSO ADVISED TO TAKE OUT A POLICY WHICH INCLUDES MEDICAL COVER). All guests should be aware that they are personally responsible for any cancellation payments which may become due.

Miscellaneous

The accommodation cannot be sub-let, shared or assigned. Only the persons shown on the Booking Form can occupy the property. Pets are not allowed, No single sex parties. We have a strict NO SMOKING policy. Should any guests fail to comply with this it will be regarded as a serious breach of contract and may result in immediate termination of the rental. All payments made may be forfeited and you may be liable for expenses which will include but are not limited to, professional cleaning of all soft furnishings, linens, carpets etc as well as a "clean air" fee, to replace all air conditioning filters