

TERMS & CONDITIONS

General

Our home is privately owned by us and is located in a good quality residential area. Tenants are expected to behave with consideration in observing the privacy of neighbours (many of whom are permanent residents), and to take reasonable precautions in relation to potential hazards such as the swimming pool by observing basic health and safety rules during their stay.

Booking

A booking can only be confirmed on receipt of the booking form and deposit. Provisional bookings will be held for seven days to allow time for the booking form to arrive. The form must be completed and signed by a party member who must be at **least 25years of age**, and who will be deemed as the primary contact for all persons shown on the form.

Deposit & Balance Payments

A deposit of £150 (\$250) for each week or part week rented. Payment of the deposit should be made within seven days of the provisional booking. The balance is required 8 weeks prior to the occupancy commencing. Balance payment should include the cost of electric pool heating if this has been requested.

Occupancy

Check-in time is from 4.00pm on the day of arrival and guests are required to vacate the villa no later than 11.00am on the morning of departure. It may be possible to arrange a later check-out time but this cannot be confirmed until two days before departure. In the event that the tenant breaches the agreement and stays later than the agreed departure date / time, then they will be held liable for any expenses caused to the tenant waiting to occupy and for any expenses incurred by the owner as a result (direct or indirect) of their delayed departure. The maximum occupancy of villa is 8 people.

Registration

To comply with Florida Statute on keeping guest records, you will be required to register with our local management company (5 minutes drive from the villa) within 24 hours of arrival. The management company will take a credit card imprint as a security deposit. No money will be taken from this card except to cover the cost of repairs for any damage or loss caused during your stay. In the event that any damage or loss is reported, the management company will write to advise you of this and the cost of any repairs.

Cancellation

In the event of cancellation the following charges will apply. More than two calendar months prior to departure, the deposit will be forfeited. Cancellations made less than two months before departure, the total cost is forfeited. We will do our utmost to re-let the villa, in which case a refund will be made. Confirmation of cancellations must be made in writing. Tenants are strongly advised to have insurance that covers cancellation and curtailment.

Additional Items

Cots, rollaway beds and high chairs can be hired from the management company at the time of check-in or by prior arrangement. Cleaning is done between lets but additional cleans can be arranged during your stay at extra cost if required.

Smoking

Our villa is strictly a no smoking home. Residents who do smoke will be liable for the cost of ridding the home of the ash and smoke residue that have permeated the furnishings.

Pets

Sorry, no pets are allowed on the premises

Problems

Should a problem arise with either the property or surrounds, the management company must be notified immediately. All reasonable efforts will be made to rectify the problem at the earliest opportunity. No claims for compensation of any kind will be entertained if this procedure is not followed. In the unlikely event that a problem cannot be satisfactorily resolved the tenant should obtain an incident report number which will serve as proof of a complaint being lodged. Without the incident report number, neither the owner nor the management company will enter into any further correspondence concerning a complaint. In the event that an agreement concerning compensation cannot be reached the laws pertaining to the State of Florida shall prevail.

Terms & Conditions

If any clause in the terms and conditions is contrary to law, the remainder shall remain in full force. The laws of England shall apply to all terms under this agreement.