

## **Fairway View - 5 Bedroom Florida Villa Booking Terms and Conditions**

All bookings are subject to the following terms and conditions. Every booking must be accompanied by a completed booking form on which all occupants must be listed. The Owner shall accept and confirm the booking on receipt of the booking form accompanied by a deposit for both the rental and damage security as indicated below. On acceptance the Lead Name shall be responsible for the entire party and their adherence to these terms and conditions.

### **Payment**

A non refundable deposit of £200 per stay is due with the booking form at the time of booking. The full balance is due, at the latest, 8 weeks prior to the start date of occupation. The Owners reserve the right to cancel the booking whilst retaining any deposit if full payment is not made within these time limits. Any bookings made within 8 weeks of the start of occupation need to be accompanied by full payment.

Any bookings of less than 5 days will be subject to an additional cleaning fee of £100.

Any payments made by credit card via Paypal will be subject to a 4% surcharge to cover the processing fees.

### **Security Deposit**

A refundable security deposit of £300 is required to be sent with the final payment. This payment will be refunded within 30 days of the end of occupation, providing no breakages or damages are reported by the local management company. The villa condition is checked after checkout during the final clean and any accidental breakages should be reported at or before this time. Cost of rectifying any damage is not limited to the deposit paid and the Owners reserve the right to pursue reasonable costs incurred. It is recommended that the villa is inspected on arrival and any breakages or damage reported immediately to the local management company.

The Guest agrees that the Owner or local management company can charge additional fees to cover for example but not limited to: loss or non-return of keys, loss or breakage of inventory items or damage to the villa or its equipment/furniture or any state or local fines for non-adherence to laws or ordinances.

### **Cancellations**

Any cancellations must be notified to the Owners in writing and the following fees will apply:

8 weeks or more prior to the start date of occupation	100% of the deposit paid
Less than 8 weeks prior to the start date of occupation	100% of total charge

In the unlikely event of circumstances beyond our control, the Owners reserve the right to cancel any bookings providing written notice is given and any balance paid is refunded (without interest, compensation or consequential loss of any kind).

### **Insurance**

Good quality travel insurance is a pre-requisite for travel to the United States, with adequate medical and cancellation coverage. It is strongly advised that insurance is taken out at the time of villa booking.

### **Party Composition**

All persons occupying the villa must be accounted for on the booking form. No overnight stays for additional guest for any duration are allowed without prior consent from the Owners. No subletting is allowed. Any guests under the age of 21 must be accompanied at all times by responsible adults (over 21).

**Arrivals and departures**

Access to the villa will be available from 4pm (local time) on the date of arrival; the villa must be vacated by 10am on the date of departure, unless otherwise agreed with the local management company. If you require a late checkout a fee of one night's stay will be added to your total charge.

**Pool and Pool Heat**

Use of the pool and pool area is at the guests own risk. Safety rules are displayed and should be adhered to. Adult supervision of children is required to at all times.

The pool is chemically balanced and cleaned each week. It may be necessary, on occasion, to treat the pool in such a manner that precludes use for a period of up to 48 hours for safety reasons.

Pool heat can be purchased at a rate of £15 per day. The pool will be heated to an optimum temperature over a period of 24 hours and cannot be changed by the villa occupants. In the event of a heater breakdown the local management company will affect a repair and a refund for the unused pool heat only will be made.

**Safety and Security**

The villa must be left in a secured state with all electrical appliances switched off whenever the villa is unoccupied for any length of time and at the end of the rental period.

All local laws and regulations must be adhered to, including fire regulations and maximum occupancy levels. All noise levels and behaviour should be modified as to cause no disruption to other holidaymakers or neighbours.

**Owner Access**

The Owners, the local management company and associated agents shall be allowed access at any reasonable time during your stay.

**Pets**

No pets of any kind are permitted in the villa.

**Smoking**

No smoking is permitted within the villa or the pool area at any time.

**Liability**

The Owners, the local management company and associated agents cannot accept liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects however caused as a result of use of the villa and its amenities. The use of the villa and amenities including the pool is entirely at the user's own risk.

**Force Majeure**

The Owners or any of their agents cannot accept responsibility, be held responsible for or liable in respect of any losses, damages or changes caused by Force Majeure, including but not restricted to weather conditions and their effects, closure of transit facilities or other events not directly within our control.

**Complaints**

In the unlikely event that there is a need to report a complaint during your holiday, contact must be made to the property management company as detailed in the villa welcome book. The Owner cannot be held responsible for any complaint not reported within 14 days of the completion of the rental period. Any complaint not reported to the management company during your stay will not be considered after your stay.