

Terms and Conditions

Provisional Booking

- ✓ Any booking request will be held for 5 working days to allow for delivery of the deposit. If the deposit is not received the allocated dates will be made available for rental.
- ✓ Only persons named on the booking form will be allowed to stay at the villa, no single sex groups will be allowed to stay at the villa and any persons under the age of 18 must be accompanied by a responsible adult
- ✓ If any persons staying at the villa are not named on the booking form they will be asked to leave.

Deposit

- ✓ A deposit of £100.00 per week is required to confirm the booking. Confirmation will usually be issued within seven days of receipt of deposit.
- ✓ Once the booking has been confirmed the deposit is non refundable but will be deducted from the full rental amount due.
- ✓ Cheques should be made payable to MA and C Cleary

Confirmation

- ✓ At the time of confirmation an invoice will be issued clearly showing the deposit received and the balance left to pay. The balance will be payable eight weeks prior to the date of departure.
- ✓ If payment is not received by the due date specified on the invoice the owner reserves the right to cancel the booking.
- ✓ Bookings made within eight weeks of departure are payable in full. The receipt of a deposit payment within the eight week period will not confirm your booking.
- ✓ A welcome pack and key collection instructions will be sent to you once the full payment/balance payment has been received.

Security Deposit

- ✓ With the final balance we require the sum of £150.00. This represents a security deposit and will be refunded 7 days after your vacation pending a satisfactory inspection report from our management company
- ✓ Notwithstanding the security deposit, you are liable for all damage caused to the villa. Thus the owners reserve the right to pursue you for further monies to cover the damaged caused over and above the amount of the security deposit.

Amendments to the Booking

- ✓ Any amendments to confirmed bookings can be made by agreement between the client and the owner. On agreement of any amendments made, an administration charge will be issued of £10.00 per amendment.
- ✓ Amendments will only take effect on receipt of the amendments detailed in writing accompanied by the relevant fee.

Cancellation

- ✓ The client can cancel the booking at any time after the booking has been confirmed
- ✓ Cancellation must be received in writing
- ✓ The following cancellation charges will apply:
Cancelled more than 8 weeks before departure – Deposit forfeited
Cancelled between 4 and 8 weeks before departure – 50% of total cost forfeited
Cancelled less than 28 days before departure – 100% of total cost forfeited
- ✓ We strongly recommend that you take out holiday insurance to cover any unforeseen circumstances which may result in the cancellation of your holiday

Arrival and Departure

- ✓ The rental of the villa commences at 4.00pm on the day of your arrival in Florida and ceases at 10.00am on the day of departure.
- ✓ Failure to vacate the property by this time will result in additional charges being issued.

Cleaning

- ✓ The property will be cleaned prior to your arrival and after you have departed. Although the property will be cleaned after your departure it must still be left in an orderly state and all kitchen utensils should be washed.

Pets

- ✓ Pets are not permitted in any circumstances

No Smoking Policy

- ✓ We do not permit smoking within the villa or pool area.

Swimming Pool

- ✓ If pool heating is required, this must be requested at the time of booking. There is an additional charge which must be paid for within the final balance payment.
- ✓ If pool heating is required the owners cannot guarantee the temperature of the pool as this varies entirely on environmental and climate factors.
- ✓ In the event of the pool heater breaking down or other circumstances beyond our control, please be assured that the owners/management company will do their utmost to resolve the situation. In the event of a breakdown or other circumstances our liability will be limited to the refund of the pool heat charge for the number of days that it was out of action. No other compensation will be paid.
- ✓ Swimming pools are for enjoyment purposes but can be dangerous places. Please adhere to any warning signs or rules of use displayed at the villa.
- ✓ Children must be supervised by an Adult in the pool area. Glass and breakable crockery must not be taken into the pool area.

Inventory Items

- ✓ No inventory items must be removed from the house at any time. Inventory items include linen and towels.
- ✓ On arrival, guests should check the property and inventory items carefully and report any damage to the management company within 24 hours of arrival.
- ✓ Any breakages or damage caused during your stay should be reported to the management company immediately.

Insurance

- ✓ It is strongly recommended that you take out adequate holiday insurance to cover all eventualities such as cancellation, sickness, accident and damage.

Force Majeur

- ✓ Neither the owner nor the local managing agent accept any responsibility, consequential or other, if any of the following conditions affect your stay at their property: strikes, riots, political unrest, hostilities, war or threat of war, terrorist activity, closure of airports, weather activity or any other circumstances outside their direct control.

Owners Liability

- ✓ Neither the owner nor the managing agent accepts liability for accident, injury, death or consequential loss resulting from the use of their property and any of its facilities. If, prior to the commencement of any contracted booking and for any unimaginable reason the rental property was to become unavailable, then the owner and/or his agent will immediately notify the renter and use their best endeavors to find suitable and acceptable alternative accommodation. If this proved to be impossible then the owner undertakes to affect an immediate and full refund of all the monies paid to him by the renter. The owner and/or his agent specifically decline any other or additional responsibility or liability to the renter, consequential or otherwise.

Complaints

- ✓ In the very unlikely event you have any cause for complaint about the villa, then, as the renter, you have an obligation to immediately notify the local managing agents and allow them every reasonable opportunity to rectify the problem without delay. Neither the owner nor the local managing agent can be expected to recognize any responsibility for a complaint not immediately notified to them.

Your Responsibilities

- ✓ The party must treat the property, its furniture, fittings, utensils and other facilities with respect. Any loss or damage must be reported immediately to our local representative. The applicant must make good or pay for any loss, damage or breakage. We reserve the right to withhold any moneys from the security deposit to pay for any loss or damage caused to the property or its contents by any member of the party.

Acceptance

- ✓ By completing an online booking form you are therefore accepting the terms and conditions detailed above.

In all respects it is our endeavor to help you have a fantastic holiday; however the conditions listed above will generally apply as a basis of our rental agreement.