

Terms and Conditions of Rental

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1. **Provisional Booking.** A provisional booking will be held for seven days pending receipt of a completed booking form and full deposit or full payment, as appropriate. All guests must be identified on the booking form. Only persons named on the booking form are allowed to stay in the villa. Florida State Law prohibits subletting, sharing or assigning. Any person not shown on the booking form will be asked to leave.
2. **Booking Deposit.** A deposit of 20% of the total booking value is required, with the booking form, to secure a booking.
3. **Balance Payments.** The balance is payable 10 weeks before the start of the rental period. Where booking instructions are received within 10 weeks of start of rental, the full rental fee must be paid at the time of booking.
4. **Security Deposit.** A refundable security deposit of £200/\$300 US is payable at the time of the balance due or to the Management Company in the US. This can be secured against a credit card, or can be paid in cash. This will be refunded within 7 days of departure upon a satisfactory inspection of the villa.
5. **Cancellation by Client.** The client may cancel the booking at any time after it has been confirmed. The following cancellation charges will apply:

More than eight weeks	Deposit forfeited
4 to 8 weeks before departure	50% of total cost forfeited
28 days before departure	100% of total cost forfeited
6. **Cancellation by Owner.** The owners reserve the right to cancel the booking if payment is not received by the due date.
7. **Rental Period.** The rental period normally commences at 4pm local time on the day of arrival and the villa must be vacated by 10am on the day of departure. Any individual variations to these normal times must be agreed in advance and may incur an additional charge.
8. **Villa Care.** The Client is responsible for the property during the rental period and is expected to take reasonable care of it. At the end of the rental period all kitchenware must be clean and the property must be left in a reasonable condition for the cleaners. All rentals are inclusive of electricity, water and local sales taxes. A telephone is available for

use in the villa. Local calls are free of charge. A prepaid phone card or credit card is required for long distance and international calls. If required, the Security Deposit will be used to cover breakages, damages, unauthorised telephone calls or any extra cleaning required. In the event the security deposit is insufficient to cover breakages, damages, unauthorised phone calls or additional cleaning, the Client will be liable for the additional costs.

9. **No Smoking Policy.** The owners would appreciate if you would respect their no smoking policy.
10. **No Pets Policy.** Please ask.
11. **Safety.** Smoke alarms and pool door alarms are provided for your safety and must not be tampered with in any way. It is the Client's responsibility to promptly report any malfunction of this equipment to the Management Company. All persons use the pool and surrounding area entirely at their own risk. At all times children must be supervised by parents or other responsible adults when using the swimming pool.
12. **Pool Heating.** Pool heating is available as an optional extra and is recommended if you intend to use the pool during the winter months. We recommend that you request pool heating at the time of booking to ensure that the pool is heated when you arrive. However, pool heating can be arranged after arrival by contacting the Management Company.
13. **Complaints.** Any complaints should be brought to the immediate attention of the Management who will make every effort to resolve the problem. It is considered reasonable to allow the Management Company 48 hours to rectify most problems with the property.
14. **Liability.** The owners or owners' agents do not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects however caused.
15. **The Agreement.** By signing the booking form the Client accepts these conditions and warrants that he/she is authorised to agree them on behalf of all other persons named on the booking form, including those substituted or added by subsequent agreed amendment of the booking.

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