

BOOKING TERMS AND CONDITIONS

Every attempt has been made to use clear and concise language in these terms and conditions, if any terminology has been used which is not fully understood, please contact the owners of the property (hereafter called the Letter) for clarification before you sign the booking form.

VILLA BOOKINGS:

- 1.1 Bookings are valid after:
- The booking form has been completed and signed and received by the Letter and
 - The appropriate deposit has been paid and
 - The booking has been confirmed in writing by the Letter to the Client.
- 1.2 The person, who signs the Booking Form certifies that he or she is authorised to agree the Booking Terms and Conditions on behalf of all persons included on the Booking Form, including those substituted or added at a later date. The signatory must be a member of the party occupying the property and must be 21 years or over. Bookings cannot be accepted from parties of young people under 21 years of age.
- 1.3 A deposit of £200 must accompany bookings, which is non-refundable. The balance must be paid eight weeks prior to the commencement of the holiday along with a Security Deposit of £200. The Security Deposit will be returned to the Client 21 days after the completion of the holiday as long as any key(s) are returned and the Letter's Management Company reports no damage or loss.
- 1.4 If the Client wishes to cancel the booking he should advise the Letter immediately by telephone followed by confirmatory letter. The Letter shall be entitled to retain all payments already made (except the Security Deposit) and to recover, if not already paid, the balance of the hiring charge as follows:
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|---------------------------|---------------------------|
| 30 - 60 days notice: | 50% of the rental charge |
| Less than 30 days notice: | 100% of the rental charge |
- 1.5 In the unlikely event that circumstances beyond the Letter's control necessitate the cancellation of the rental arrangement, the Letter reserves the right to cancel any bookings at any time and will only be liable to refund monies already paid by the Client. Furthermore, the Letter cannot guarantee that all the facilities described in their brochure will be available. The photographs and descriptions are examples of properties available for rental.
- 1.6 The Client agrees:
- To pay the full cost of any breakages, losses or damage to the property (the Letter's Management Company will be sole arbitrators on cause of damage or loss)
 - To take good care of the property and leave it in a clean and tidy condition at the end of the holiday
 - To report any damage or loss immediately it is discovered to the Letter's Management Company in Florida
 - To permit the Letter or their Agents reasonable access to the property to carry out any maintenance if necessary
 - Not to sublet or share the property except with persons nominated on the Booking Form
- 1.7 No liability is accepted by the Letter for loss of main services or failure of appliances, nor for the consequences of the actions or omissions of persons who may control supply of mains service, nor any actions taken in the vicinity of the property by any authority over which there is no control by the Letter. Furthermore, it is possible that some construction work may take place in the area of new homes. The Client should establish the status of the development prior to booking.
- 1.8 The property is available after 4.00 p.m. on the day of arrival and must be vacated by 11.00 a.m. on the day of departure.
- 1.9 The Letter does not accept any liability for injury, damage or loss caused by any reason or for any claim made as a result of this booking and/or the subsequent holiday. The Client is responsible for taking out an adequate insurance policy(ies) to cover all risks. This waiver is also applicable to people visiting the property as guests of the Client(s).
- 1.10 The Letter does not accept any liability for injury, damage or loss caused, or for any such claim by a third party as a consequence of actions by the Client(s) and other people occupying the property during the period of the let.
- 1.11 Where rental homes have a private swimming pool that is heated, this may be by way of solar heating and no additional fee will be required. Where a heat pump is fitted, an additional fee of £100 per week will be levied if the Client requires this facility. Clients may use the swimming pool at their own risk. They should always observe the safety rules listed in the Information and Safety Book held in the home.

IT IS STRONGLY RECOMMENDED THAT CLIENTS TAKE OUT HOLIDAY INSURANCE TO COVER CANCELLATION FEES AND ANY OTHER LOSSES, WHICH, MAY OCCUR.