

If you would like to reserve our villa then please read the Terms and Conditions as the contents are important.

This shows our terms and conditions. Please understand you are renting a privately owned vacation villa. We are happy and indeed proud to accept you as a guest in our home.

Terms and Conditions:

The villa is cleaned and inspected prior to your arrival

1. The price includes reasonable use of utilities but NOT pool heating, hot tub/spa heating. An additional charge will be made for these services.
2. You are required to pay a Non-Refundable Deposit of £200/\$300, with the outstanding balance due 4 weeks before the arrival date. If you book less than 4 weeks before arrival date the full balance will be due immediately.
3. Cancellation must be in writing by the party leader. In the event of cancellation, the following charges apply: 4 weeks or more prior to rental period - loss of deposit only, between 4 and 2 weeks - 50% Rental Charge. Less than 2 weeks 100% rental price. We strongly advise travel insurance which will cover most cancellation reasons.
4. A refundable security deposit of £200/\$300 must be paid along with your final balance by you regardless of the length of your stay. This is to guard against any possible damage / loss / excessive cleaning to the villa that is incurred during your rental period. This will be refunded within 14 days after your vacation ends provided no damage/loss/excessive cleaning or abuse of utilities gives cause to withhold said funds.
5. Animals/pets are strictly not permitted. If a pet has been in the villa, there will be an automatic charge at the owner's discretion, to cover the cost of professionally cleaning all carpets and upholstery of the vacation home and to call in a pest control agency. ALL guests will be required to leave with loss of remaining rent.
6. In the unlikely event that due to circumstances beyond our control we need to make changes or cancel your villa booking, we will inform you as soon as possible, we reserve the right to cancel any bookings at any time, and will only be held liable to refund monies already paid by you the client.
7. The pool Safety fence located at the villa must be kept erected at all times for the safety of children. In the event no fence is in place then an alarm system on all external doors will be in place. These devices MUST NOT be tampered with.

NOTE: All pool homes have Pool Door Alarms and/or Child Safety Fences.

According to Chapter 515.33 of the Residential Swimming Pool Safety Act: Anyone tampering with or disconnecting pool alarms commits a misdemeanor of the second degree, punishable by a \$5000 fine or one (1) year in jail. We will assess a minimum charge of \$75.00 per alarm for its repair/replacement Please do not tamper with the pool alarms.

8. We cannot accept any responsibility for any loss or damage to your property or villa, or for death, any injury sustained by any member of the party, howsoever caused.
9. Do not allow unsupervised children to use the pool, spa, games room or any such areas. Items such as clothes, toys etc. must not be left in the spa. Please use the plastic table ware in the pool area when possible to avoid accidents.
10. We will not warrant or accept responsibility for any misrepresentation provided by our selves the home owners.
11. The pool is cleaned and chemically balanced every week for your safety and comfort; however on rare occasions it may be necessary to apply extra chemicals to the pool to maintain safe and correct chemical levels. Should this occur during your stay it will be necessary for you to be out of the pool for a period of 12-24 hours for safety reasons.
12. If pool heat is purchased, the temperature is subject to prevailing weather conditions. We cannot be held responsible if the equipment becomes faulty, if the outside ambient temperature drops below that which makes the heat pump operate satisfactorily. If pool covers are in place, they must be used to retain the heat when the pool is not in use and this is the responsibility of the guest who is staying in the vacation home at the time.
13. If a pool cover is provided, we recommend it is used. Please remove it when using the pool. **DO NOT USE THE POOL WITH A POOL BLANKET IN PLACE;** this could cause injury or even death.
14. All doors and windows and shutters must be closed and the security alarm at the villa must be set whenever you are not in the villa. Guests are responsible for closing all doors and windows, shutters and for setting the security alarm.
15. We the owners will not be liable for loss or delay occasioned by strikes, riots, political unrest, hostilities, war, terrorist activity, industrial disputes, fire, flood, technical/weather, problems with transport, aircraft grounding, closure of airports.
16. We reserve the right to treat the villa booking as cancelled if we do not receive the balance by the due date.
17. Whilst staying in our villa. **YOU ARE REMINDED OF THE ADVISABILITY OF TAKING OUT ADEQUATE TRAVEL INSURANCE FOR ALL MEMBERS OF YOUR PARTY.**
18. Check - in time at the vacation home will be after 4:00pm on arrival date. Unless arranged with the villa owner first.
19. Check - out time at the villa is before 10:00am on departure date. Failure to vacate the villa by this time and the cleaners are turned away will result in a £100/\$100 charge taken from your security deposit.

- 20. Guests will not be allowed to add extra people to the villa than was agreed at the time of booking, without prior arrangement with the owners. An extra \$25 per extra person per night is chargeable at our discretion.**
- 21. Extra cleaning above the norm will incur extra charges, as with the removal of excessive rubbish. PLEASE PUT AS MUCH RUBBISH AS POSSIBLE IN THE BIN ON A WEDNESDAY EVENING (to be collected on Thursday)**
- 22. Guests using our villa are responsible for all damage and missing inventory items or loss occurring during their stay at the villa and the cost of repair/replacement - please note that guest liability in this respect is not limited to the security deposit amount.**
- 23. It is important that guests thoroughly check the villa on arrival and report any problems or deficiencies to the management company within 24 hours of arrival.**
- 24. Please note that, as Florida is a tropical State, insects such as ants and the like are occasionally inevitable, and are not cause for complaint. The villa is treated periodically as part of a pest and termite control program and is professionally cleaned.**
- 25. We the villa owners do not accept liability for any injury, Damage or Loss sustained by any Member of your party or by any persons entering the villa during your rental period.**
- 26. SMOKING IS NOT ALLOWED IN THE VACATION HOME. If you smoke you are advised to do so outside the pool gage.**
- 27. The management company reserves the right to remove occupiers from the villa (without refund) for breaching any of the booking conditions.**
- 28. Any loss or damage discovered by management staff and not previously reported will have a 25% surcharge of costs added. This is because any damage/loss reported during your stay could be put right whilst you are there. After the event means we will have to disturb someone else's vacation to take care of it.**
- 29. Your Signature on the Booking Agreement Signifies your acceptance of these Terms and Conditions.**