



## **TERMS AND CONDITIONS**

This contract is between us (the property owners) and the party leader who must sign the booking form accepting the conditions on behalf of all persons named on the booking form, including those submitted or added by agreed amendment of the booking. A contract exists when you have paid a deposit and have accepted and confirmed your booking in writing.

The applicant accepts these conditions on behalf of all the members of the party. Only persons named on the booking form are entitled to use the property.

1. Arrival at the property(unless otherwise advised in writing) should be after 4p.m. local time. The property must be vacated by 10.00a.m. on the day of departure.

2. **RESERVATION DEPOSIT AND PAYMENT OF BALANCE...** The reservation deposit is £200.00/\$300.00 per booking, to confirm the dates, this is a non refundable. The balance is due 8 weeks prior to arrival date.

3. **CANCELLATION...** Providing the owners receive written notice of cancellation not less than 8 weeks prior to the actual booking date, the signatory will be liable to pay the full balance. It is the responsibility of the signatory to ensure that the signed cancellation letter reaches the owner. Email cancellations are NOT accepted. The reservation deposit will be forfeited. If the cancellation is received after 8 weeks prior to the start of the holiday, the signatory is liable to pay the final balance of the final invoice. If the owner is successful in reletting the property for all or part of the reservation period, the full balance of the final invoice will be refunded.

The owner reserves the right to cancel any bookings. In the unlikely event that circumstances beyond our control, necessitate cancellation of the booking, we will refund any monies paid to the party leader (without interest, compensation or consequential loss of any kind).

4. **BROWN TRASH BIN** collection to be placed on side of path at front of villa for Friday collection, no sooner than Thursday evening and to placed back in the garage by Friday evening. If the bin is left anywhere outside, at any time other than stated above, we will be issued with a fine from the council and this will be taken from your security deposit.

5. **FORCE MAJEURE...** The owners of the property or their servants or agents will not be liable for loss or delay occasioned by any of the following: strikes, riots, political unrest, hostilities, war, or threat of war, terrorist activity, closure of airports or any other event beyond the owner's control.

6. **DAMAGE DEPOSIT...** A bond of \$300USD/£200 will be held on behalf of the owners against loss or damage occasioned by the use of the property by the parties of this agreement. If damage occurs to any kitchen appliances or TVs. We require like for like replacements therefore the £200.00/\$300.00 will not cover the cost of the replacement. The bond will be fully refundable (within 2 weeks of vacating the villa) after a satisfactory status report has been received and the keys returned to the owner or agent. International calls are no longer paid by credit card, therefore these call charges will be taken out of the security deposit.

7. As the property has a swimming pool, alarms are fitted to all doors leading out to the pool area. The owners and the owner's agents do not accept liability for injury howsoever caused as a result of the use of the pool. Guests are specifically requested not to allow unsupervised children to use the pool

8. Guests are required to have appropriate travel/holiday insurance in force for the period of the trip. All non US guests must have a full 10 year passport with at least 6 months remaining after your trip.

9. If your stay is less than 7 days, you will be charged £50.00/\$95.00 for the departure clean. Cleaning... The property will be cleaned prior to your arrival and after you have departed. Should you require a weekly clean, this must be requested prior to the commencement of your holiday. This will be a charge of £50.00/\$95. Although the property will be cleaned after your departure it must be left in an orderly state and all kitchen utensils should be placed in the dishwasher and turned on. Should the property require extensive cleaning or damage repair, then the owners or booking agent reserve the right to withhold any monies from the security deposit to pay for the extra cleaning/repairs.

10. 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 the management company. The applicant must make good or pay for any loss, damage, or breakages. We reserve the right to withhold any monies from the security deposit to pay for any loss or damage caused to the property or its contents by any member of the party.

11. Problems.. Any complaints related to the accommodation must be made to the management company within 24 hours of any problem arising, who will endeavor to put things right. Unless there is a valid reason, we will not consider us, our management company liable for any complaint that was not initially registered with us during your stay.

12. We the owner, our management company or their agents will not be liable for any loss or delay caused by conditions over which they have no control and will not be liable for any loss due to noise or disturbance from anywhere within the vicinity of the rental property.

13. Climate: the applicant is hereby made aware that, as Florida is a tropical climate it is the home of many insects etc. All homes are treated on a regular basis to repel such unwanted visitors, but inevitably they occasionally will find their way inside properties from time to time. To minimize their presence please ensure all windows and doors are kept closed at all times.

14. Pool heat... is charged as an optional extra. During cooler months, we offer pool heating at additional cost. The extra charge is levied to cover the cost of the fuel used to heat the water in the pool and does not guarantee specific temperatures. Sometimes, especially during December, the pool heating may appear to make a little difference to the temperature of the water due to the low outside temperature. Please put the pool covers on at the end of the day so that the pool temperature does not drop too low and thus the heating system will work faster the next day. The owners are unable to return any payment for pool heating should the air temperature be too low for the pool heater to work.

15. Only those persons identified on the booking form are authorized to use the property. Any changes to the persons booked to occupy the villa must be notified for insurance purposes. The maximum number of guests in the villa is EIGHT with the condition that all persons sleep in the bedrooms/bed provided. Please look at our room descriptions for the number of beds available.

16. Bookings from all male and female guests are accepted at the owner's discretion. Under these circumstances an additional deposit may be required.

17. NO PETS

18. NO SMOKING.. For the comfort of all our future guests we respectfully request that there is no smoking inside the villa or garage.

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