

BOOKING TERMS AND CONDITIONS

BOOKING AND CONFIRMATION

The lead named making the reservation with us enters a binding contract that will come into existence when we dispatch a confirmation letter to you. Your contract with us is governed by USA Law and is subject to the exclusive jurisdiction of the courts of the USA. In all cases the lead named member accepts these booking conditions not only for him/her self but does so on behalf of and with the consent of all persons included in the reservation and is therefore presumed to have assumed their liabilities and responsibilities in the terms thereof. And agrees to keep all members of the party informed of all matters relating to the reservation. The booking conditions still apply for all types of reservation methods, e.g. booking by telephone, Email or facsimile. To comply with Florida State Law a completed booking form must be returned to us (the homeowners) showing the total number of persons to reside in the property.

DEPOSIT/BALANCE PAYMENT PROCEDURES

Following confirmation of your reservation the appropriate deposit payment must be made, to secure your reservation. A deposit of \$150.00 per week reserved is payable within **7 days** of confirmation, verbal or written. This deposit forms part of the total cost and is not refundable or transferable. The balance of the cost of your reservation will become due 60 days before your arrival date. For reservations made less than 60 days of your arrival date the full hiring charge becomes due immediately. We will send you a reminder of balances due. Failure to pay either the deposit or balance when due will entitle us to cancel your reservation, but you will still remain liable to pay us an amount equivalent to the balance which was payable on your reservation.

OPTIONAL EXTRAS

These apply to extras such as travel cot, highchair, and pool heating, all of which can be pre-booked at the same time as your reservation request, when the costs will be given. The latest request for pool heat is 7 days prior to your arrival date, neither the homeowner or their management company will be held responsible for any electrical or mechanical failure of pool heat equipment. Only re-imbusement of cost based on the total lost days of pool use will be made in such cases. The home owner are not responsible for the loss of pool heat due to adverse weather conditions.

TERMS

The accommodation is reserved exclusively for you and your party named on the booking form, the accommodation cannot be sub-let or assigned. No other persons may use the accommodation. The management company reserve the right to change the allocated property without prior notice and the homeowners will not be liable for any such action taken by the management company or the homeowner. Smoking indoors and Pets are not allowed. The time of take-over is **4.00pm** local time, on the day of your arrival. You must vacate the condo by **10.30am** local time on the day of your departure, to allow access for the cleaners. Failure to vacate at that time may render you liable to incur charges equivalent to one days accommodation cost, also charges will be levied for every day thereafter including any other expenses incurred by the management company or homeowner in the process of eviction.

REGISTRATION and REFUNDABLE SECURITY DEPOSIT

You are required to leave a security deposit to be held here in the UK in the sum of \$300. This is to cover any breakages/damage or loss to the property. This amount will be refunded to you within 30 days of your departure subject to inspection of the accommodation by the managers. You may be held responsible for any damage or loss sustained during your period of reservation.

CANCELLATION or ADMENDMENTS BY YOU

If you are compelled to cancel your reservation, you should inform us by telephone and immediately confirm your cancellation to us in writing. In this event if you cancel your reservation within 60 days of your arrival date, there will be (NO refund). Cancellation by you 60 to 90 days prior to arrival date (50% refund), excluding deposit. Prior to 90 days of arrival date (full refund), excluding deposit.

CANCELLATION BY HOMEOWNERS

In the event of circumstances beyond our control requiring us to cancel a reservation i.e. including Acts of God, civil disturbances, terrorism, riots, war, flood, drought, fire and legislation, only repayment in full of any Monies paid in respect of the reservation will be made. We will do everything in our power to find suitable alternative accommodation.

INSURANCE

To comply with Regulations and for your own protection all clients must have personal and cancellation insurance protection. It is a condition of our accepting your reservation that you have adequate insurance cover to include the cost of the accommodation reserved with us.

LIABILITY

We cannot accept any liability for any injury sustained by or to you or any other visitor to the condo or facilities, unless we are proved to be negligent. Nor for the loss or damage however caused to any property or possessions brought into the premises reserved. Without any restriction we will not be liable for any loss or damage arising in connection with your stay in the condo caused by any matter outside our reasonable control, including Acts of God, war, terrorism, civil disturbances, strikes or other industrial action, closure of airports, weather conditions, failure of public supplies such as water supply, sewerage, electricity or air conditioning. Nor for the consequences of the actions or omissions of persons who may control or supply main services, or any actions taken in the vicinity of the property reserved, by any authority over which there is no control. This does not affect your statutory rights as a consumer.

COMPLAINTS

The Management Company who look after the property will always do its best to ensure that the condo is clean upon arrival of our guests. It is essential, however, that any defect, shortage, or complaint is reported to them immediately in order that the problem can be resolved as soon as is possible. Should any problem arise while you are there with the above, we would appreciate being advised by you immediately and upon your return in order that we can follow this up with the Management Company.

Please retain a copy of these Terms & Conditions.

Signed by.....on behalf of all parties.

Print Name.....Date.....