

Rental Period, Main Contact and Clients:

Arrival Date:		Main Contact Name	
Departure Date:		Address	
No. of nights:		Telephone	
		Fax	
		e-mail:	

Other Occupants (Florida State law requires all names; Villa licensed for 8 guests NO more than 8 will be allowed to stay)

2.	7.
3.	8.
4.	
5.	
6.	It is assumed that the main contact is staying in the villa!

Rental Amount £/US\$		A refundable Security Deposit of £200/US\$360 is required
Pool heating required?	Yes/No	Pool heating is subject to a charge of £100/US\$170 per wk

Booking Procedure

A booking will be confirmed once a deposit of £175/US\$250 has been received. Please note that in the event of cancellation by the Client (ie. you) of a confirmed booking this deposit is NOT REFUNDABLE.

Eight weeks prior to the Arrival Date (the "Due Date") full payment of the Rental Amount (less the Booking Deposit) must be made. No reminder will be issued. At the same time you must make arrangements regarding the Security Deposit (see below). PLEASE NOTE: In the event this full payment is not made by the Due Date the Owners (ie us) reserve the right to cancel the booking.

Late Bookings

For bookings made within eight weeks of the Arrival Date full payment of the Rental Amount and the Security Deposit is required at the time of booking.

Cancellation Charges

If you have to cancel your confirmed booking or you fail to pay the full amount by the Due Date as described above, the following charges are applicable. Cancellations by you must be in writing by the Main Contact or their legal representative.

Timescale (prior to Arrival Date)	Charges
8 - 6 weeks	50% of Rental Amount
6 - 4 weeks	75% of Rental Amount
4 weeks - arrival date	100% of Rental Amount

Please note the booking deposit is non-refundable, however if we can re-book the cancellation dates, any monies paid would be refunded (excluding deposit). We strongly recommend that insurance be taken out at the time of booking, to cover possible cancellation.

Terms and Conditions of the Booking

Please read these terms and conditions carefully as they form part of a binding contract.

- 1) **Accommodation:** The accommodation cannot be sub-let or assigned. It cannot be let to a person under eighteen years of age. Only the persons shown on the guest register are permitted to stay in the property. No pets are

permitted.

- 2) **Arrival at the property should be after 4pm local time.** The property must be vacated by 10am on the day of departure. These times may be varied by prior arrangement if circumstances permit. An early arrival or late departure may incur a fee, and all variations will be subject to confirmation in writing.
- 3) **Force Majeur:** The owners of the property or their servants or agents will not be liable for loss or delay howsoever caused including:

Strike
Riots
Political Unrest
Hostilities
War or threat of war
Terrorist activity
Industrial disputes
Fire
Flood
Weather
or any other event(s) beyond the owners control.

We cannot accept any liability for:

Death
Personal injury
Sickness
Accident
Delay
Loss of luggage/personal effects
or any other misadventure which may occur whilst renting our accommodation.

- 4) Every effort is made to ensure that the property is in perfect condition for the duration of your stay. In the event that you find something missing or not working, please contact the Management Company immediately. When the Management Company have been notified of any failure, they will rectify the problem in a reasonable and timely manner.
- 5) You must ensure that children are not left alone in the accommodation at anytime. Neither are they to be allowed access to the pool unless accompanied at all times by a responsible adult. You must ensure all door access to the pool area is kept closed at all times whilst children are in residence. Please note that it is an offence under Florida Law for anyone to tamper with, or disconnect the installed pool alarms.
- 6) Any damages, breakages, accidents, or losses to be reported to the management company immediately.
- 7) **Insurance Cover:** Guests are required to have appropriate travel/holiday/medical insurance for the period of the holiday.
- 8) **Payment:** A booking deposit of £175/US\$250 is payable to reserve the required dates. Full payment, plus the security deposit, is due eight weeks before the arrival date. Bookings made within eight weeks of departure will require full payment to be returned with the booking form. A receipt letter will be sent on acceptance of the booking deposit and booking reservation form, confirming the date of the villa rental, the full payment required and the due date. The final payment receipt letter will include directions to the management company to obtain keys and directions to the villa.
- 9) **Security Bond:** A bond of £200/US\$360 will be held against loss or damage occasioned by the use of the property by the parties to this agreement. The bond will be fully refundable after a satisfactory status report has been received from our housekeepers. You will be charged for damage and breakage's which are not considered "fair wear and tear" and for extreme use of utilities. This includes, but is not limited to, excessive cleaning costs, replacement or repairs to the property or any of its contents, the pool, pool deck or grounds. Extreme use of utilities includes, but is not limited to, excessive use of electricity (typically due to having air conditioning on full with external doors open!) You will also be charged if any keys to the property are not returned or lost. Notwithstanding the amount of the security deposit, you are liable for all damage caused to the villa. Thus the Owners reserve the right to pursue you for further Monies to cover malicious or avoidable damage over and above the amount of the security deposit.
- 10) **Smoking:** The owners respectfully request that guests refrain from smoking inside the villa.
- 11) **Swimming Pool:** The property has a swimming pool and we do not accept liability for injury or death, howsoever caused, as a result of the use of the pool or spa. Children must be supervised at all times as the pool is around five

feet deep at the deepest part. Guests must also exercise care on the surrounding surfaces which may be slippery when wet. The swimming pool is a facility for which you are not charged, only the heating of the pool is chargeable and will be refunded pro/rata if, for any reason beyond our control, the heater malfunctions. The pool is heated for a minimum of 8 hours per day when heating is required. Please understand that it is not possible to guarantee the temperature of the pool, which is to some degree is dependent on the local weather. During your stay, access may be required for maintenance by our Management Company and other authorised personnel. It is expected you will give reasonable access to such personnel.

- 12) **Tampering:** It is essential that guests do not tamper with the controls for the air-conditioning unit and sprinkler systems located in the garage, or the swimming pool controls in the lock box outside the villa. Adjusting these systems could cause extensive damage, and your security deposit may be forfeit if any damage is caused.
- 13) **Telephone:** All local, emergency and incoming calls are free. All outgoing long distance and international calls are to be paid for by the guest occupying the property at the date the call is placed either by credit card or calling card.
- 14) **Reasonable Conduct:** We reserve the right to refuse admission or to remove guests from the premises who do not follow our booking conditions. If, whilst on the premises, guests illegally possess or deal in controlled substances or are intoxicated, profane, lewd, or involved in brawling; indulge in bad language, misconduct or disturb the peace and comfort of neighbouring homes, or whom do not vacate the property at the checkout time (unless an extension of time has been previously agreed in writing), they will also be removed. Refusal of admission to or removal from the property shall not be based upon race, creed, colour, sex, physical disability, or natural origin.
- 15) Please bear in mind that the villa is situated on a development which consists of both residential and vacation homes. Therefore the Owner, the Management Company and their respective Agents cannot be held responsible for any ongoing construction, alterations to existing houses or any noise as a result thereof on or around the housing development. You are going to a named villa, no alternative accommodation will be offered if you are dissatisfied with your villa.
- 16) In the unlikely event that the property becomes unavailable for any reason we will make every effort to locate alternative accommodation for you. However, in any event our maximum liability to you is limited to the Rental Amount paid.
- 17) Under all circumstances, the Owner, the Management Company and their respective Agents jointly and several, liability is limited to the rental price paid.

Please note that the Owner, the Management Company and their respective Agents do not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects however so caused. Under no circumstances are the Owner, the Management Company and their respective Agents liable for any consequential loss whatsoever.

WE STRONGLY ADVISE THAT YOU OBTAIN FULL INSURANCE COVER, WHICH OFFERS MAXIMUM PROTECTION AGAINST MEDICAL EXPENSES, TRAVEL AND CANCELLATIONS. SEPARATE INSURANCE COVER SHOULD ALSO BE OBTAINED IN THE EVENT OF THE CLIENT HAVING TO CANCEL THE ACCOMMODATION BOOKED. THIS SHOULD BE OBTAINED PRIOR TO DEPARTURE.

I AGREE ON BEHALF OF ALL PERSONS ON THIS BOOKING FORM TO ACCEPT THE TERMS AND CONDITIONS AS PRINTED ABOVE AND TO ABIDE BY THEM.

I AM AUTHORISED TO SIGN THIS FORM ON THEIR BEHALF, AND I AM OVER 21 YEARS OF AGE.

SECURITY DEPOSIT

I agree to pay my security deposit (£200 or US\$360 when I pay the full Rental Amount before the Due Date. I understand that I will receive this security deposit back (normally within 30 days) once it has been confirmed that I have left the property in the condition I found it and that there are no breakages or missing inventory items and there are no excessive cleaning or utility charges.

Signed by Main Contact _____ Print _____ Date _____