

Villa Santa Cruz, Sunset Vista Boulevard, Sunset Lakes – Terms & Conditions

Price per week is for the villa, not per person.

All rentals include Florida State Tax at 13%. Prices include Electricity, air-conditioning and/or heating, all linens, local telephone calls and cable TV. **Pool Heating** by heat pump is available as an extra. Please note that this takes 24 hours to heat. **Spa heating** is included in rental and is not optional.

Maximum occupancy of our Florida home is 12 persons. A crib and high chair are available at no additional cost.

No all-male or all-female adult parties can be accepted. Only the persons on the booking form may occupy the house. No pets can be accepted. Smoking is not permitted anywhere in our home although we do allow smoking in the patio area.

Barbeque Due to cleaning and safety considerations a traditional barbeque cannot be provided. A traditional gas barbeque can be provided by our local management company at an additional charge. We will accept no liability for usage of any cooking appliances.

Our home is available to you from 4pm on the day of arrival until 11am on the day of departure.

Before booking please phone or email to check availability on your preferred dates. Your booking can be made provisionally and held for 7 days to allow time for completed booking form and the non-refundable deposit to be received. Bookings will be confirmed in writing by return post.

Payment details: Final payment is due no less than 8 weeks prior to your departure for Florida. An additional security deposit of £200 per week is required to be held against excessive use of electricity e.g: air-conditioning left on with doors open, chargeable telephone calls, excessive cleaning costs – especially the cooking facilities. It also covers for damage, breakage and loss to our home and contents and for lost keys, which require the changing of locks. This can be paid in addition to final payments or credit card details can be supplied. The security deposit less any charges will be returned as soon as our management company provides us with their report after your stay. This will normally be no later than 30 days after departure.

To ensure your comfort, security and peace of mind, our home is registered with the State Authorities and is in full compliance with all relevant legislation. A full smoke and fire detection system and certified fire extinguishers are in place.

Our home is thoroughly cleaned and inspected before and after every rental and lawn and pool care are provided on a weekly basis to ensure that you have a comfortable stay. If you have any concerns our property managers 'Alexander Holiday Homes' can be contacted 24 hours a day. Their details are located in the villa. At the end of your stay it is not necessary to clean our home although our cleaners would appreciate it if one full load of linen could be started in the washing machine prior to departure.

Insurance: Please ensure that you are adequately insured for your holiday. Renters are liable for all damage and loss to our home. The owners and their agents accept no liability for any personal injury, accident, loss to or damage to any persons or their personal effects, however caused. Particular care must be taken to ensure that guests and children do not use the pools or tot-lot unsupervised.

Florida has a tropical climate and great care must be taken with food. Uncovered food should never be left out, as this will attract insects very quickly. Any special costs incurred in repelling insects so attracted will be passed on to you. Barbeques will be entirely at your own risk.

Force Majeure: The owners and their agents accept no responsibility or liability for any loss or damage or alterations to the terms of this booking caused by events beyond the owners control including but not restricted to war, civil unrest, flight delays or cancellations, adverse weather conditions, fire, flood or industrial dispute.

Cancellations: If clients should cancel, or the owner cancels the booking due to non-payment of balance due within the defined timescale, cancellation charges will be levied as follows:

<u>Period before occupancy date:</u>	<u>Cancellation Charge:</u>
More than 90 days	Deposit only
30 to 90 days	50% of total rental
Less than 30 days	100% of total rental

The owners and their agents reserve the right of entry at any time.

All brochure and website descriptions are given in good faith; no liability can be accepted for errors or omissions.