

Sanderling Villa

BOOKING CONDITIONS

BOOKING A booking can only be confirmed when we receive the booking form and deposit. Provisional bookings will be held for up to seven days to allow time for the booking form and deposit to arrive. The form must be completed and signed by a party member who must be at least 25 years of age, and who will then be deemed as the primary contact for all persons shown on the form. After receipt of the booking form and deposit we will decline all further enquiries for the relevant dates.

We reserve the right to decline single sex groups. The minimum booking period is 7 nights (although less may be possible in certain circumstances).

ACCOMMODATION Occupancy is limited to a **maximum of six people** (including children). Only the persons named on the booking form are allowed to stay in the house. We are required by Florida statute to keep an accurate record of all guests.

While we understand that guests will sometimes wish to receive occasional daily visitors, the home must not be used for gatherings, such as parties, weddings, wedding receptions etc.

Deliberate abuse of the booking conditions, illegal activities or mis-use of the home may result in the party being evicted.

AMENDMENTS Alterations to a confirmed booking can usually be accepted at the owners' discretion. Please confirm changes in writing, a new booking form may need to be completed.

DEPOSIT A non-refundable deposit is required to secure the booking (£150 / \$200 per week).

BALANCE The balance is due no later than two calendar months prior to arrival at the home.

SECURITY DEPOSIT A security deposit of £200 / \$300 is required to be paid with the final balance. This will be refunded in full within 4 weeks of departure unless damage is found (accidental or otherwise) during the villa inspection following your visit or there is excessive / unreasonable use of water, electricity, telephone or the home is left in a condition that requires special cleaning.

N.B. Leaving doors open whilst the air conditioning unit is operating will result in very high use of electricity and may cause breakdown of the equipment, for which you may be deemed liable.

CANCELLATION In the unfortunate circumstances of you cancelling your reservation the following charges will apply :

more than two calendar months prior to arrival, deposit forfeited

less than two calendar months prior to arrival, total cost forfeited.

Monies are still owed after the due date even in the event of cancellation.

Confirmation of cancellation must be received in writing.

TRAVEL INSURANCE We strongly recommend that you have travel insurance which covers cancellation and curtailment charges.

PERSONAL INSURANCE Please ensure you have adequate insurance. Our insurance covers our home but does not cover any loss or damage to your personal items.

ACCESS Entry to the villa is after 1600 hrs on the day of arrival, and guests are asked to vacate the villa before 1100 hrs to allow time for cleaning before the next guests arrive.

ELECTRIC POOL HEAT If required, it should be requested at the time of booking and paid for with the final balance. The pool heat will be switched on prior to your arrival. It may be possible to switch the pool heat on / off after your arrival. Initially please try and contact us and we will arrange with the agent. An additional call-out fee of \$20 may be charged by our agent.

N.B. Water temperatures can not be guaranteed especially during abnormally cold spells because the water temperature attained is dependent on the air temperature. The electric heat pump is set at 86F although this temperature may not be reached in unseasonably cold weather even when run all day. The pool blanket will minimise the heat loss when the pool is not being used especially over night and must be used when the electric pool heat is on.

Pool settings must not be changed.

SAFETY Guests are responsible for their own safety, that of young children and frail elderly persons, especially in the pool and its surrounding area. The pool is unsuitable for diving. Please take care on the ceramic tiled areas inside the home, as these can be slippery when wet.

SMOKING Smoking inside the property is strictly prohibited

INSECTS Florida is semi-tropical and insects are a fact of life. Our home is treated regularly with insecticides which may leave some dead insects. However, if you have any concerns please contact our agent. Keeping doors and windows closed, especially in summer months, will help keep out biting insects, bugs and other unwanted creatures.

PETS / ANIMALS NO pets / animals are allowed in the property

LIABILITY The owners or owner's agents shall not be liable for any loss or damage of personal effects, personal accidents, injury, illness, or death.

FORCE MAJEURE The owners, or owner's agent, cannot be held responsible for or be liable in respect of loss, damage or changes caused by force majeure (eg strikes, floods, closure of airports, weather conditions, or other events beyond our control). We cannot be held responsible to find alternative accommodation, although we will do our best to help.

PROBLEMS In the unlikely event that you have a problem while in the home, you should first contact our representative who will try and resolve them as soon as possible. We reserve the right to access our home without delay in the event of any problems.

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