

## Hampton Lakes Villa Terms and Conditions

This contract is between the property owners (Mr & Mrs S Howe) and the first named guest who must sign the booking form accepting the conditions on behalf of all persons named on the booking form, including those substituted or added by agreed amendment of the booking. This contract will only exist when a deposit has been paid and we have confirmed your booking in writing. The first named guest accepts these conditions on behalf of all members of the party. Only persons named on the booking form are entitled to use the property. In the event that the owners, due to circumstances beyond their control, have to cancel the booking, the lead guest will receive a complete refund of all monies paid to date by them from the owners. The owners, Agents, or Management Company will not be liable for any other loss incurred by the client.

1. A deposit of £100.00 per week must be paid at time of booking with the balance of payment to be paid 10 weeks prior to arrival.

2. Cancellation: any cancellation of a booking must be made in writing to the owners and is subject to the following charges: More than ten weeks prior to your arrival date full deposit returned. Between 6 & 10 weeks prior to your arrival date 50% of the total rental cost. Cancellation less than 6 weeks prior to your arrival date 100% of the total rental cost.

3. Alterations to confirmed bookings: all requests to alter a confirmed booking must be made in writing and must be confirmed in writing by the owners. Whilst the owners will try to accommodate any request to alter a confirmed booking, we make no guarantee that any alteration will be possible. If an alteration is not possible and the client decides to cancel the booking, the above cancellation charges will apply.

4. Arrivals: you should plan to arrive at the property no earlier than the official letting time which is 4pm local time. The property must be vacated by 10am local time on the day of departure (unless otherwise advised to you in writing by the owners, their Agents, or their Management Company).

5. Security Deposit: a security deposit of \$250.00 (£125.00) is required by State law and should be left with the owner's agent upon collection of the keys to the property. If arrival is outside normal office hours please visit the owner's agent within 24 hours of arrival. The security deposit will be refunded if in the opinion of the owner's agent the property is free of any damage or breakages, or does not require any special cleaning.

6. Pool: the property has a swimming pool for which the owners and the owner's agents do not accept any liability for injury however so caused as a result of the use of the pool or pool area. Guests are specifically requested not to allow unsupervised children to use the pool or pool area. The pool can be heated at an additional cost, which will be advised to you on booking form.

7. Cleaning: the property will be cleaned before your arrival and after you have departed. Should you require a midstay clean, this can be arranged and paid for locally through the management company. Although the property will be cleaned after your departure, it must still be left in an orderly state and all kitchen utensils should be washed. Should the property require extensive cleaning then the owners or their agents reserve the right to withhold any monies from the security deposit to pay for any extra cleaning.

8. Your responsibility: the party must treat the property, its furnishings, fittings, utensils and other facilities provided with due respect and any loss or damage must be reported to the Management Company. The first named applicant on the booking form must make good or pay for any damage or breakage however caused. The owners or their agents reserve the right to withhold any monies from the security deposit to pay for any loss or breakage however caused to the property or its contents by any member of the party.

9. Problems: any complaints relating to the property must be made in writing in the first instance to the Management Company, within 24 hours of arrival in Florida, who will then endeavor to rectify. Unless there is a valid reason, we will not consider the owners, their agents or their representatives liable for any complaint that was not initially registered with the owner's representative during your stay.

10. The maximum number of guests is ten (10) and only those persons named on the booking form are authorised to use the property. Any changes to the persons booked to occupy the villa must be notified to the owner, their agent, or Management Company for insurance purposes.

11. As a courtesy to arriving guests the villa has a NO SMOKING policy which you are expected to observe at all times, and sorry NO PETS are allowed.

12. The owners of the property or their agents or servant's 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 or threat, Closure of airports, other transportation systems or any other event that is beyond the owners control. If the first named applicant (acting on behalf of the entire party on the booking form) agrees to the above Terms and Conditions please sign and date below.

Print  
Name.....Signature.....

Date.....

Please sign and fax or post one copy of this form along with your booking form to.

Fax: +44 (0) 1751 477912

Post: S Howe, 3 Alder Court, Pickering, North Yorkshire, UK. YO18 8TN