



## **Favorite Florida Villa Terms and Conditions**

### **1. ARRIVAL & DEPARTURE**

1. You will receive directions prior to your arrival giving details of access and gate codes etc. You must arrive no earlier than 4 PM on your arrival date unless it has been arranged with our caretakers consent. DEPARTURE must be before 10 am and our home should be left at the same standard as when you arrived

**2. RESERVATION OF REQUIRED DATES :** A provisional reservation can be made and will remain valid for 7 days; Any booking must be confirmed by forwarding the completed booking form and a deposit of 40% of the total costs. Both must be received within 7 days of any provisional reservation. If you do not pay in full by the date shown on the confirmation letter we reserve the right to take other bookings instead, although we will inform you beforehand, if we did not receive the above-mentioned on time. The accommodation booked is only available for use by those persons included on the booking form unless otherwise agreed in writing. Reservations run Friday to Friday unless other arrangements are agreed upon by both parties

**3. PAYMENT** The full balance together with the security deposit must be received at least 10 weeks before departure. The security deposit is 200 US\$ + 300 US\$ if you wish to use the GPS Payment can be via transfer to our bank in Orlando if you reside in the US, or otherwise as agreed upon by both parties. Our Bancaccount at SunTrust In the US: **Mr Rahman & Mrs Németh; Account no. 1000054118228. Georges Matheustr. 2 Brussels, Belgium**

**4. RATE CHANGES** - Rates subject to change without notice before confirmation. After confirmation rates are fixed

**5. THE SECURITY DEPOSIT** The deposit is NOT applied toward rent; however, it is fully refundable within (21) days of departure, provided the following provisions are met. a. No damage is done to unit or its contents, beyond normal wear and tear. b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay. c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. d. All keys are left on the kitchen table and unit is left locked. e. All charges accrued during the stay are paid prior to departure. f. No linens are lost or damaged. g. NO Early check-in or late check-out. i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by My Complex.

**6. CANCELLATIONS** Any cancellation by the client must be notified in writing and by phone. To verify whether we received your writing. \* More than 10 weeks before departure : Deposit only (will not be refunded) \* Less than 10 weeks : 100% of all costs (no reimbursement) \* Early departure does not warrant any refund of rent or deposit. All clients are strongly advised to have adequate travel/holiday/medical insurance for all members of the party and for the entire period of the rental Travel insurance may cover the cost of cancellation for reasons beyond your control

7. **MAXIMUM OCCUPANCY**- The maximum number of guests for our house is limited to ten (10) persons and a baby. An additional charge of \$10.00 per person per night for guests in addition to ten (10) will be assessed.

8. **MINIMUM STAYS – SPECIAL RESERVATION PACKAGES** : Minimum stay is 3 nights.

Following packages are possible unless other arrangements are made. : **Weekend Reservation**

**Package (3 nights)**: Arrival Friday after 4 PM, Checkout Monday morning before 10 AM **Midweek**

**Reservation Package (4 nights)**: Arrival Monday after 4PM, Checkout Friday morning before 10 AM.

**Weekreservation Package : (7 nights)** Arrival Friday after 4 PM Checkout Friday morning one week later before 10 AM **For longer stays arrival and departure dates will be agreed upon together.**

9. **CLEANING** - The property will be cleaned thoroughly prior to arrival and upon your departure. We expect the property to be left in a similar state as when found. We reserve the right to charge for excessive cleaning if required. Every effort is made to make your stay comfortable. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. A cleaning fee of 85\$ may apply for short stays.

10. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

11. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

12. **LIABILITY** - We cannot accept responsibility for third party claims, accidents, damage to or loss of property or for any expenses incurred for any reason including changes caused by force majeure, regardless of however they may have occurred. Guests are required to make their own travel insurance arrangements.

13. **FORCE MAJEURE** - The owners cannot accept responsibility, be responsible or be liable in respect of damage or changes caused by Force Majeure, for example : strikes, floods, closure of airports, weather conditions or other events beyond owners control.

14. **No smoking is permitted inside the property**

15. **Pets** are not permitted in rental units under any conditions.

16.. **Children under 18** should be accompanied by parents or an adult. **By Signing Below, I agree to all terms and conditions of this agreement**

Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Please send this form signed together with the booking form on fax number : 01132-22036912**