

## **4 bedroom, 2 bathroom villa at Southern Dunes Golf & Country Club, Florida**

### **DEPOSIT**

A deposit of £150 per week is required when booking the holiday villa.

As soon as this deposit is received, your booking will be confirmed.

This deposit is non-refundable.

The balance of the rental cost will be required 10 weeks prior to your rental period commencing.

Bookings made within 10 weeks of your vacation commencing require the full amount to be paid.

### **SECURITY DEPOSIT**

A security deposit of £150 is required to be paid along with your balance payment to guard against any damage done to the holiday villa during your occupancy.

If there are any items missing in our villa our Property Management Company will advise us on your departure and you will be liable to pay for any missing items.

This deposit is returned to you less the cost of any breakages, loss or damage after your holiday has ended.

The Party Leader agrees to accept full liability for all loss or damage caused by any member of their party during the occupation of the villa, and confirms that the full cost of repair or replacement will be met.

### **BBQ**

You are welcome to use the BBQ, however, it must be fully cleaned after use. If the BBQ is found dirty after your departure a charge for a BBQ clean will be deducted from your security deposit. If the BBQ is used around the pool area please ensure that the patio area is also left clean.

## **CANCELLATION**

Should a cancellation be necessary then your deposit will be lost.

Should the cancellation occur after the balance has been paid then the full amount will be lost.

We strongly advise you to take out holiday travel insurance as soon as your booking is confirmed - this should cover any cancellations for reasons beyond your control.

If a client does not pay the balance when it becomes due then we reserve the right to cancel the booking and retain the deposit.

In the event of a cancellation then any security deposit already paid will be returned to the client.

## **OCCUPANCY**

The holiday villa is usually ready for occupancy from 4.00 pm on the day of arrival, and needs to be vacated promptly by 10.00 am on the day of departure.

If you have a late flight you should consider reserving the villa for an extra night.

Over-occupancy of the villa will not be permitted.

## **CONDUCT**

Your holiday villa is located on a very nice residential estate where your neighbours are likely to be Florida residents.

We ask that you act in a considerate and courteous manner to your neighbours.

We expect you to have fun but we also request that noise be kept to a minimum during early mornings and late evenings, particularly around the patio and pool.

## **LIABILITY**

In the event of any problems whatsoever the total liability will be limited to the rental amount paid by the client.

## **POOL AND POOL HEATING**

Please note that the swimming pool is a free facility included along with the pool home you are renting.

The pool has a pool heater that can be switched on at extra cost.

Our Management Company will be happy to arrange this should you require it.

**In occasional severe winter conditions it is possible that the pool heater may not be able to maintain the water at a temperature of 80°F - this does NOT constitute a malfunction.**

ANY issues with the pool heating should be directed to the local management company (preferably whilst you are in attendance at the villa) so that they can deal with your concerns.

## **MAINTENANCE**

Our rental home is maintained by a local management company.

All breakages, accidents, problems and losses must be reported to the local management as soon as they occur so that they can be attended to.

As in any home appliances will, from time to time, malfunction and may need repair - the local management company will use their best endeavours to have any problem rectified as quickly as possible.

Access to the rental home may be required by authorised maintenance personnel during your stay.

## **GENERAL POINTS**

Swimming pools are great fun and few people would choose a holiday home without one. However they are a source of **DANGER** especially for young children.

We cannot accept any liability whatsoever for any injury caused as a result of using the swimming pool at the holiday villa.

You are particularly advised **NEVER** to allow children to use the pool unsupervised.

Smoking indoors is not permitted in the villa.  
Smoking is allowed in the garden, patio and pool areas.

Pets are not allowed in the villa.