

## **BOOKING TERMS AND CONDITIONS**

At the time of booking we will require a **non refundable booking deposit of £200.00 or \$150.00** and the balance paid in full 90 days before your booking date.

If booking is made within 8 weeks of departure, then full payment must be made at time of booking.

THE BOOKING DEPOSIT IS NON REFUNDABLE.

We also ask for a security deposit of £250.00 or \$300.00 this will be refunded to you in full 30 days after you have left the villa. Our Villa is checked before you arrive and again when you leave by our management company and if any breakages or damage is caused replacement will be obtained out of your deposit, before returning the balance.

**Maximum occupancy is 7 people and the villa can only be used by the named people on the booking form. Misuse of this occupancy and the management company will ask all parties to vacate the villa and no refund or security deposit will be returned.**

### **CANCELLATIONS**

IN THE EVENT OF CANCELLATIONS THIS MUST BE IN WRITING BY THE NAMED PARTY LEADER and addressed to Ray & Lyn Wood.

We reserve the right to cancel the booking if the final payment has not been made 90 days before arrival DATE.

If Cancellation occurs within 90 days or more before booking date REFUND WILL BE MADE IN FULL MINUS THE NON-REFUNDABLE BOOKING DEPOSIT..

Half the PAYMENT if 60 days before booking

No refund if less than 30 days before booking date.

We would also be happy to provide proof of payment in the event you are making an insurance claim.

### **CHANGES BY US**

We will do everything possible not to alter or cancel your booking but in the event of circumstances beyond our control we will contact you straight away and keep you fully informed. If we have to cancel your booking refund will be in full.

### **CHANGES BY YOU**

If you decide to alter any details of your booking we will do our utmost to change the booking, provided we have at least 8 weeks prior to the rental agreement date and this must be in writing.

### **SECURITY DEPOSIT**

A security deposit is required at time when FULL PAYMENT IS MADE. The deposit will be returned to you 30 days after your return home. Our management company will fully check the home after your departure and if repairs inside or on any part of the outside, pool, grounds etc, defects, replacements, excess cleaning costs, excessive bills due to AC being on with doors open, telephone costs or if we have to replace the keys due to loss or non return to management company or ourselves we will deduct before returning security deposit.

**If any defects are found on arrival it MUST BE REPORTED WITHIN 24 HOURS TO THE MANAGEMENT or we will hold you liable.**

### **SWIMMING POOL**

USE OF THE SWIMMING POOL IS AT YOUR OWN RISK. NO liability will be accepted for injuries caused as a result of its use. CHILDREN MUST NOT BE LEFT

UNSUPERVISED IN OR NEAR THE SWIMMING POOL OR AREA AROUND IT. No glass in the pool area and diving is not permitted.

**SMOKING**

The villa is a NO SMOKING HOME, smoking this is only allowed outside. There is a \$300.00 cost if you smoke inside for us to have the home ionised.

**CLEANING**

There is a \$80 charge if you book the villa for less than 7 day or if you would like the home cleaned during you stay there will be a \$80 charge per clean, please let us know and we will arrange this for you.

**LIABILITY**

We accept no responsibility whatsoever for personal injury, loss, damage to persons or personal effects however caused.

**SECURITY**

During your stay we expect whenever you to leave the property you lock all the doors and windows.

**INSURANCE**

Never travel without insurance. We are not responsible for any deaths, injuries, illness or loss or damage to property, including motor vehicles or to that of any guest however caused.

**COMMUNITY RESTRICTIONS & LOCAL LAWS**

These are required by Florida state law

- 1/ only people named on the booking form are allowed to use the facilities at Bridgewater Crossing.
- 2/ Noise must not interfere with your neighbours.
- 3/ No topless sunbathing
- 3/ the number of occupants must not exceed 9 people.

**FORCE MAJEURE**

We cannot be held liable for any loss, damage or injury with your stay in the villa caused by matters outside any reasonable control, this included acts of god, war, civil disturbance, strikes, industrial action, acts of government or any other event beyond our control.

**Covid**

We ask that anyone who has any covid symptoms stay at home and does not travel to our villa. If during your stay anyone staying at the villa who become symptomatic must report this to owner or management. This is to safe guard our villa and future guests. Owner will contact guests before their stay to check no covid symptoms.

I have read and fully understand all the terms of the booking conditions.

Signed.....Dated.....