

## TERMS AND CONDITIONS

1. Bookings between the owners of the property (hereafter called "the Letter") and the person making the booking (hereafter called "the Client") are valid after:
  1. The booking form has been completed and signed and received by the Letter
  2. The appropriate deposit has been paid
  3. The booking has been confirmed in writing by the Letter to the Client
2. The person who signs the booking form certifies that he or she is authorised to agree the booking conditions on behalf of all persons included on the booking form, including those substituted or added at a later date. The signatory must be a member of the party occupying the property and must be 21 years or over. Bookings cannot be accepted from parties of young people under 21 years of age.
3. A deposit of £100 per week must accompany bookings, which is non-returnable. The balance must be paid ten weeks prior to the commencement of the holiday along with a security deposit of £200. The security deposit will be returned to the Client 21 days after the completion of the holiday as long as any key(s) are returned and no damage or loss reported by the Letter's Management Company. The Client is responsible for the safe return of the keys of the property. If the keys are not returned or reported lost, the cost of changing the locks will be deducted from the security deposit.

The Client is solely responsible for any damage or breakages beyond "wear and tear" that may be caused to the property and/or to its contents, and also for the loss of items in the inventory during their stay. Upon arrival the Client should report any damage to the premises to the Management Company. For example, such damage might include, but are not limited, to broken windows or blinds, damage to the pool screen, burn marks on counters or furniture, appliance problems, major stains etc. A damage report form will be available in the final paperwork for this purpose.

The property will be inspected both before and at the end of each rental.
4. If the Client wants to cancel the booking he should advise the Letter immediately by telephone followed by a confirmatory letter. Upon receipt of such notification the Letter (without obligation to the Client) use his best endeavours to obtain a replacement letting and, if such replacement is obtained will refund to the Client any monies less deposit. If the Letter is not able to re-let he shall be entitled to retain all payment already made (except security deposit) and to recover, if not already paid, the balance of the hiring charge as follows:

30 – 60 days notice:	50 % of the rental charge
Less than 30 days notice:	100% of the rental charge
5. In the unlikely event that circumstances beyond the Letter's control necessitate the cancellation of the rental agreement, the Letter reserves the right to cancel any bookings at any time and will only be liable to refund monies already paid by the Client. Furthermore, the Letter cannot guarantee that all the facilities described will be available.
6. The Client agrees:
  - (a) To pay for any breakages, losses or damage to the property.
  - (b) To take good care of the property and leave in a clean and tidy condition at the end of the holiday.
  - (c) To permit the Letter or Agents reasonable access to the property to carry out any maintenance if necessary.
  - (d) Not to sublet or share the property except with the persons nominated on the booking form.
7. No liability is accepted by the Letter for the loss of main services or failure of appliances, nor for the consequences of actions or omissions of persons who may control supply of mains services, nor any actions taken in the vicinity of the property by any authority over which there is no control by the Letter. Adverse weather conditions, war, civil and military disorder, riots and natural calamities all constitute a "force majeure" and as such, are not the responsibility of the Letter. Any additional expenditure borne by the Client and caused by such conditions will not be reimbursed, nor will any services lost be recoverable.
8. The pool is cleaned and chemically balanced every week for your safety and comfort; however on rare occasions it may be necessary to apply extra chemical to the pool to maintain safe and correct chemical levels. Should this occur during your stay it will be necessary for you to be out of the pool for a period of 12-24 hours for safety reasons.

Our pool depth is from around 3 feet to around 5 feet and may on rare occasions be affected by dust, dirt or insects, particularly during or after bad weather. Very occasionally the pool heating or lighting may break down, Please note the Management Company nor the Letter accept no liability for compensation unless pool heating has been paid for and this will only be refunded.

9. The property is available after 4pm on the day of arrival and must be vacated by 10am on the day of departure.
10. The Letter does not accept any liability for injury, damage or loss caused by any reason or for any claim made as a result of this booking and/or the subsequent holiday. The Client is responsible for taking out an adequate insurance policy(ies) to cover all risks. This waiver is also applicable to people visiting the property as guests of the Client(s).
11. The Letter does not accept any liability for injury, damage or loss caused, or for any such claim by a third party as a consequence of actions by the Client(s) and other people occupying the property during the period of the let.
12. Our villa is a strictly "No Smoking" home. Any evidence found that this condition is broken then the Clients risks the loss of their security deposit for the de-fumigating of the home.  
Sorry no pets either and again if this condition is broken, the Client risks the loss of their security deposit for cleaning purposes.

**IT IS STRONGLY RECOMMENDED THAT CLIENTS TAKE OUT HOLIDAY INSURANCE TO COVER CANCELLATION FEES AND ANY OTHER LOSSES, WHICH MAY OCCUR.**

Signed.....

Please sign, date and return along with your booking form. A copy of both will be returned along with your villa confirmation. Thank you.