

TERMS AND CONDITIONS

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BOOKINGS

The signing of the booking form by the party leader confirms acceptance of the terms and conditions set out and shall be binding on the persons listed on the booking form intending to occupy the premises.

The booking will only be confirmed once we have received and accepted the deposit and signed booking form. We will confirm in writing or email.

No bookings will be accepted from groups of people under the age of 21.

For the comfort of our all our guests, you are advised that NO SMOKING is allowed in the villa. Although smoking is permitted in the pool patio area only.

Pets are strictly not permitted.

The following items are included in the booking price: - cost of water, electricity (except pool heating), utilities, and use of all housewares, linens, towels, appliances, baby highchair, local telephone calls, cable television, housekeeping/cleaning before and after your stay, local and state taxes.

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RENTAL PERIOD

The villa is available for occupation anytime after 4.00pm local time on the day of arrival and must be vacated by 10.00am on the day of departure.

Guests can arrange to arrive earlier or depart later subject to availability.

Stays of 5 nights or less will incur a cleaning fee of £50 (USD\$90).

PAYMENTS

A non-refundable deposit of £100 per week is payable to confirm booking. The remaining balance is due 10 weeks before arrival date. Upon receipt we will send out detailed directions and the security codes to enter Magic Landings.

SECURITY DEPOSIT

We understand that accidents do happen, but we do ask that you inform our management company of any defects, or breakages as soon as possible and pay for the repair or replacement so that neither you nor the following guests are inconvenienced.

A returnable security deposit of £200(US\$300) is required when you make your final payment. This charge will be held to cover or part cover any breakages, excess cleaning costs or damage to the property. Our local management company checks the home before your arrival, and again after your departure. This deposit will be fully refunded by the owners after the property has been cleaned and a satisfactory status report has been received. Any damages, breakages, excessive use of utilities, leaving the villa in a state that requires extra cleaning will be made good from the security deposit. In addition, should evidence of smoking be found in the villa additional cleaning will be required and this will also be made good from the security deposit.

The lead guest agrees to pay any additional charges for damage or loss not covered by the security deposit.

CANCELLATION BY GUESTS

Any cancellation of a booking must be in writing or email and is subject to the following charges:

More than 10 weeks prior to arrival – Loss of deposit
Between 10 and 5 weeks prior to arrival – 50% of rental
Less than 4 weeks prior to arrival – 100% of rental

Should you need to alter your booking, we will try and accommodate your needs. However, if the changes requested are not possible and you need to cancel the booking, the above charges will apply.

Failure to pay the final balance by the due date (10 weeks prior to arrival) may result in loss of the booking and deposit. If we do not receive the payment we will endeavour to contact you but if we receive no payment or communication, then unfortunately we reserve the right to cancel the booking and retain the deposit.

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FORCE MAJEURE

The owners and their agents accept no responsibility or liability for any loss or damage or alterations to the terms of this booking caused by events beyond the owners control including, but not restricted to, war, civil commotion, flight delays or cancellations, technical difficulties with transportation, alteration or cancellation or schedules by carriers, adverse weather conditions, fire, flood, industrial dispute or any other event beyond our control.

SUB-LETTING

The property is reserved exclusively for the party named on the booking form, and no other person is permitted to stay there (this is a requirement of Florida State Law).

SAFETY & SECURITY

To comply with state fire regulations under no circumstances may more than the maximum number of persons identified on the booking form occupy the property.

The swimming pool, and the surrounding areas can be potentially dangerous. The owners, management company or their agents do not accept liability for any accident, injury or death, howsoever caused, as a result of the use of the pool area. No diving is allowed and children must be supervised at all times whilst in the pool area.

Glass is not permitted in the pool area at any time. Please use the plastic items provided.

All windows and doors leading to the pool area are alarmed. These alarms must not be switched off or tampered with in any way.

COMPLAINTS

In the unlikely event of a problem arising whilst you are on holiday (relating to our villa) you should immediately contact our management company who will seek to resolve the matter speedily.

DISCLAIMER

The property is privately owned and neither the owners nor the management personnel accept any responsibility whatsoever for personal injury, accidents, loss or damage to persons or personal effects, however caused.

The owners and their agents reserve the right of entry at any time. (This includes such workers as pool maintenance, gardeners etc).

Guests are strongly advised to have appropriate travel insurance from the time of booking, for the total duration of the trip.