

BOOKING CONDITIONS

1. BOOKING

The completion of the booking form and / or the payment of the requested deposit confirm the acceptance of the Terms and Conditions set out below and shall be binding on all the persons intending to occupy the property whether or not such persons have signed the booking form. The owner will confirm each booking as soon as possible after receipt of the booking form and deposit. Once the owner has issued the booking confirmation, the renter is responsible for the total price of the rental property as agreed. The remaining balance must be paid 10 weeks before departure. If the full balance is not paid 10 weeks before departure, the owner reserves the right to cancel the booking. The reservation deposit will be forfeited.

BOOKING CANCELLATIONS

Providing the owners receive written notice of cancellation not less than 10 weeks prior to the actual booking date, the renter will not be liable to pay the full balance. It is the responsibility of the renter to ensure the signed cancellation letter reaches the owner. The reservation deposit will be forfeited. If cancellation is received after 10 weeks prior to the start of the holiday, the signatory is liable to pay the full balance of the final invoice.

SECURITY DEPOSIT

The renter agrees to pay any damage of any kind to the property from the security deposit. This deposit is fully refundable after your departure from the property, providing there are no claims made against it. If there are claims made against the deposit it will be reduced accordingly and the balance refunded. In the event of any excess damage of any kind to the property or excess cleaning costs or excessive use of electricity (eg due to leaving external doors open with air conditioning on) which exceed the security deposit, the signatory will be held responsible for all additional costs.

LIABILITY

The owners and management company of the property accept no responsibility whatsoever for death, personal injury, accidents, loss or damage to persons or personal belongings however caused. The use of all accommodation, including the pool is entirely at the user's own risk. Children must be supervised by responsible adults, at all times, when using the swimming pool area. Glass is NOT permitted within the pool area. The owner and management company cannot accept any liability for any loss of rental time due to travel problems, flight delays or cancellations, industrial disputes or any events, which are outside our control, including any force of Force Majeure.

RESPONSIBILITIES

The guests are responsible for the property and are expected to take all reasonable care of it, including the locking of all doors and windows and arming the alarm when exiting the property.

PARTY SIZE

Everyone occupying the property must be listed on the booking form, this includes small children. The accommodation cannot be shared, assigned or sub-let and only the persons shown on the booking form are permitted to stay in the property. No pets are permitted. Persons under the age of 21 are not accepted unless accompanied by parents or responsible adults. The owner reserves the right to refuse admittance if the condition is not met. Failure to comply will render the booking void and no compensation will be paid.

ARRIVALS AND DEPARTURES

The accommodation will be available for occupancy from 4.00pm on the day of arrival and must be vacated by 10am on the day of departure. Please discuss with the owner if you to amend these times.

SMOKING

For the safety and comfort of all our guests, smoking is not permitted within the property.

CONSTRUCTION

Please note that there are new developments in the area and as a result there maybe construction in the area. The owners have no control over this and cannot be held responsible for disturbance or nuisance caused.

CODE OF CONDUCT

The property is within a residential community and nothing should interfere with the quiet enjoyment of other holidaymakers and residents. Please do not swim, play loud music or do anything else which is likely to inconvenience your neighbours after 2300 hrs or before 0700 hrs. In the event that anybody in your party behaves in a way which our management company believes is likely to cause danger, distress or annoyance to anybody else, the owner or the management company reserve the right to terminate your let immediately and forthwith. The owner or their management company shall not be responsible for any costs you will incur, nor shall they pay any compensation, nor make any refunds due to this action.

FORCE MAJEURE

As with any other holiday, there may be circumstances completely beyond our control and contemplation, in which the property might not be available for your booking. Examples of these circumstances (but are not limited to) destruction of or severe damage to the property. Such circumstances are referred to as "Force Majeure". In the event of Force Majeure, the owners will do their best to make alternative arrangements for you where possible. If they cannot, or if alternative arrangements are unacceptable to you, then they will refund all monies paid. This will be the full extent of the Owners Liability to you in such circumstances and they shall not be responsible for any costs connected with any such cancellation, howsoever arising.