



TJ VILLAS ORLANDO – TERMS AND CONDITIONS

For information and general enquiries please telephone: +44 (0)2082 994185 or e-mail: info@tjvillas-orlando.com.
www.tjvillas-orlando.com

TJ Villas Orlando, The Hamlet, West Haven Orlando Florida. Rental Terms And Conditions.

Introduction

Please ensure that you read and understand the following terms and conditions relating to the rental of our villa. Submission of a booking form by you is your express agreement to all of the following. If you have any queries please do not hesitate to contact us.

Our villa is rented to you for a fixed term, agreed between us prior to your occupation, evidenced by our invoice and while you are temporarily away from your usual residence on holiday or business. You have no right of occupation outside the agreed fixed term.

The rental charge is for accommodation only and does not include flights, car hire, holiday insurance or electrically heating the pool. Pool heating can be arranged at additional cost.

Bookings and Payments

DEPOSIT: To confirm the booking, a deposit of £125 (\$200) per week must be enclosed with the completed and signed booking form together with this signed terms and conditions form. On receipt of your signed forms and deposit we will send you an invoice that will also act as confirmation of your booking. Please check this carefully and raise any queries with us immediately.

SECURITY DEPOSIT: A £200 (\$300) refundable security deposit shall be taken by the management company from the guest on registering with their office! This will be refunded within 28 days of returning home subject to a status report from our managing agents in Florida. This is to cover excessive and extreme use of electricity (e.g. air conditioning on full with external doors open), excessive cleaning costs and any damage, breakage or loss to the villa and contents.

**The front door key must be left in its security box each time you leave the property. The loss of the door key will result in a charge of \$60 from your security deposit bond. You will be provided with one key for the home, in the situation that you lock yourself out you are to phone our management company immediately and they will allow you re-entry in to the house. Unfortunately you will incur a small charge for their service depending upon the call out time (\$25 office hours, \$100 out of office hours).*

BALANCE: The balance of the rental (plus pool heating charge, if required) is due eight weeks prior to the commencement of the rental period. We reserve the right to treat the booking as cancelled if we do not receive the balance by the due date. In the event of a cheque not being honoured by the bank on which it is drawn we will make a charge of £10 (\$16) to cover the bank charges and our administration costs.

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CANCELLATION: In the event that you cancel your booking, irrespective of the reason, the following charges will apply:

Cancellation 57 days or over prior to start of rental period, deposit only.

Cancellation 29 to 56 days prior to start of rental period, 50% of rental cost.

Cancellation 0 to 28 days prior to start of rental period, 100% of rental cost.

Whilst we reserve the right to increase or decrease prices at any time, we will confirm to you the current price at the time of booking. As soon as you have confirmed your booking and paid your deposit or full payment, the cost of the rental is guaranteed against any further increase, unless said increase is brought about by Government action. This guarantee is offered subject to our conditions of payment being adhered to.

General Information

RENTAL PERIOD: The rental period of the property begins at 4pm on the day of arrival. The property must be vacated by 10am on the day of departure.

SUBLETTING: The accommodation is reserved exclusively for the people named on the booking form and no other persons whatsoever are permitted to stay there unless this has been agreed with by the owners or their agents in writing.

SAFETY: The owners of the property or their agents cannot accept any responsibility whatsoever and however caused for injury or damage as a result of the use of the pool and the surrounding area. Guests are specifically requested not to allow children to use the pool unless supervised by a responsible adult.

ANIMALS AND PETS: No animals and pets (with the exception of guide dogs) are permitted in the villa.

SMOKING: THE VILLA IS STRICTLY NON SMOKING, This keeps the villa clean and odour free avoids triggering the detecting system and is for your safety. Smoking will damage the air conditioning system of the villa, and will also affect the insurance cover. Smoking is permitted around the pool area only.

INSECTS: Florida has a sub tropical-climate and care must be taken with food that is left uncovered as this will attract insects very quickly. The property is regularly treated as part of a pest and termite control program. Any added costs for pest control services incurred from lack of care may be passed to you.

LIABILITY: During your stay we do not accept any liability whatsoever for: Death, Personal injury, Sickness, Accident, Loss of luggage, Loss of personal affects or any other misadventure which may occur whilst renting our villa however caused. This includes the use of all equipment within the villa and the cot, high chair and stroller. Our villa has a swimming pool: we do not accept any liability whatsoever for: Injury, Death or any other incident or accident that may occur howsoever caused as a result of use in the pool, surrounding area or use of pool blanket, toys and safety floats.

FORCE MAJEURE: The owners of the property or their agents will not be liable for loss occasioned by any of the following: strikes, riots, political unrest, hostilities, war or threat of war, terrorist activity, industrial disputes, fire, flood, technical/weather, problems with transport, aircraft grounding, closure of airports or ports, weather conditions or any other event beyond the owner's or their agent's control.

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DEPARTURE: On your departure day it is very important to vacate the premises by 10am. It takes a minimum of 4 hours to clean for the next guests. If there is any excessive cleaning that takes more than 4 hours you will be charged accordingly \$20 per hour deducted from your security deposit. Please leave the villa as you find it after making it your home for your stay; please try to ensure that everything is returned to the correct place.

Our terms and conditions are there to protect you and all our guests so you will have a safe and happy holiday. Our team of managers are at your disposal, please contact them leaving a message if necessary and they will get back to you. It is absolutely essential that you enjoy your holiday so if you are unhappy about anything, please contact our management team straight away.

I/We have read and understood and agree to accept and abide by the terms and conditions of booking as detailed on behalf of all persons for whom booking is made and I/We confirm that I/We are authorised to act on their behalf.

DATED:

NAME:

SIGNED:

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