

Terms and Conditions of Booking

The Shores Calabay Parc

Florida.

NON-SMOKING and NO PETS

1. BOOKING.

The signing of the booking form confirms 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 owners will confirm each booking as soon as possible after receipt of the signed booking form and deposit is received. Once the owners have issued the booking confirmation the signatory is responsible for the total price of the rental property as agreed. The remaining balance must be paid 12 weeks prior departure. If the full balance is not paid 12 weeks before departure, we reserve the right to cancel your booking. The reservation deposit will be forfeited.

2. BOOKING CANCELLATIONS.

Providing the owners receive written notice of cancellation not less than 12 weeks prior to the actual booking date, the signatory will not be liable to pay for the full balance. It is the responsibility of the signatory to ensure the signed cancellation letter reaches the Owners. E Mail cancellations are not acceptable. The reservation deposit will be forfeited. If a cancellation is received after 12 weeks prior to the start of the holiday the signatory is liable to pay the full balance of the final invoice. If the owner is successful in re-letting the property for all or part of the reservation period, the full balance or part balance of the final invoice will be refunded. For these reasons we strongly recommend full comprehensive travel insurance.

3. SECURITY DEPOSIT.

Upon signing the rental agreement the signatory agrees to pay for 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. In the event of any excess damage of any kind to the property or excess cleaning costs or excessive use of electricity (e.g. leaving external doors open with air conditioning on) which exceed the security deposit of \$500.00 the signatory will be held responsible for all additional costs. Insurance excess \$1,000

4.LIABILITY.

The Owners and management company of the property accept no responsibility whatsoever for the death, personal injury, accidents, loss, or damage to persons or personal belongings however caused. The use of all accommodations and all amenities, including the swimming pool and hot tub is entirely at the users own risk. Children must at all times be supervised by responsible adults when using the swimming pool and at no time at all are the pool and deck doors' alarms' to be tampered with. GLASS is not permitted within the pool area. The owners and Management Company cannot accept any liability for any loss of rental time due to travel problems, flight delays, cancellations, terrorist acts,

5.RESPONSIBILITIES.

The guest are responsible for the property, and are expected to take all reasonable care of it including the locking of all doors and windows and ensuring the security alarm is activated whenever the house is unoccupied. At the end of the rental period, all equipment including everything in the house all walls carpets and furnishings must be left clean and tidy. Barbecue if used must be left cleaned or \$50.00 or equivalent will be deducted from deposit for maintenance man to clean.

6. PARTY SIZE

Everyone occupying the house, must be listed on the booking form, this includes small children. This is Florida State law and must be adhered to. The accommodation cannot be shared, assigned or sub-let and only persons shown on the booking form are permitted to stay in the property. NO PETS are permitted. Persons under 25 years of age are not acceptable unless accompanied by parents or responsible adults. This property is fully licenced for short-term rental in Florida. The owners reserve the right to refuse admittance if this condition is not met. Failure to comply will render the booking void and no compensation will be paid.

The Shores max 12 persons plus one infant (infants age 1 and under).

7. ARRIVALS AND DEPARTURES

The house will be available for occupancy from 4.00pm on the day of arrival and must be vacated by 10.30am (prompt on day of departure).

8. SMOKING

For the safety and comfort of all our guests smoking and the burning of any substance is not permitted within the property. Thankyou. We have smoke detectors in the house with colour changing filters. Complete loss of security deposit if filters are changed due to smoking

9. CODE OF CONDUCT

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 22.30pm or before 7.30am. In the event that anyone in your party behaves in a way which our management company or our residential neighbours believe is likely to cause danger, distress or annoyance to any one else within the community, or damage any property on either Estate, the Owners or the Management Company shall not be responsible for any costs you will incur, nor shall we pay any compensation, nor make refunds due this action.

10. INSURANCE.

It is a condition of this booking that all members of the party are covered by travel insurance, which carries adequate protection against delays and cancellation, and has adequate medical insurance for the U.S.A and for your luggage and personal belongings.

11. 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 include (but 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 other costs connected with any such cancellation, however arising.

12. LAW

This contract is subject to and shall be construed in accordance with the laws of the United States and all parties hereby submit to the exclusive jurisdiction of the U.S. Courts.

13. OWNERS ACCESS.

The Owners or their Management Company shall be allowed access at any reasonable time During your stay.

14. Garbage. Trash must be put out every Thursday in the large Wheelie Bins excess trash left after your stay will involve a removal fee from our management company

15. Home Owners Association Rules (HOA)

These are not our rules but are rules that are enforced by the HOA with county Sheriff. (They are very strict)

1. At no time may Vehicles Park on the roadside at night all vehicles must be parked on driveways.
2. Vehicles must not be parked on Grass Areas due to the sprinkler heads.
3. No Motor homes, Boats, U Hauls, Trailers may be stored on the drives or parked overnight on the Estate, If it is your intention to bring one, other arrangements must be made for parking as the HOA have the right to remove the said vehicle.
4. Max four cars per drive way
5. No excessive noise after 11pm at night
6. No Pets

If any guests are found in breach of the above, they will be asked to leave and it is not the Owners/ Management Company’s responsibility to find alternative accommodation

Signed.....

Date.....

Please return this signed with your Booking form and a photocopy will be sent back with your receipt Thank you.