

Bookings and Payment: A booking will only be confirmed upon return of the booking form, duly signed, together with the required deposit of £200 (\$400). The deposit is non-refundable and the balance due must be paid by the date stated on the confirmation slip (i.e. six weeks before your holiday).

Cancellation and changes: Should circumstances necessitate that you cancel your confirmed booking the following charges will apply:

- Cancellation prior to six weeks before rental Deposit only
- Cancellation up to one month prior to rental 50% of rental
- Cancellation within one month of rental 100% of rental

Should you need to alter your booking, any changes will be made wherever possible to accommodate your needs. However, if the changes requested are not possible and you need to cancel your booking, the above terms will apply. (N.B: Should a replacement rental be found, a proportionate refund will be made to you).

Sub-Letting: Our home is reserved exclusively for the party named on the booking form and no other person is permitted to stay there.

Telephone: A telephone is available for your use and calls within the US are free of charge. A complimentary phone card will give you approximately one hour of free International Calls – you will need to buy additional cards to make further international calls.

Pool Safety: Swimming pools can be very dangerous if not used sensibly and we must insist that the pool rules displayed at the villa are strictly adhered to. Our guests are specifically required to supervise children at all times.

Security, Liability and Insurance: We, the owners, and our agents accept no responsibility whatsoever for any personal injury, accident, loss or damage to personal effects, however caused. You are, therefore, required to have adequate insurance cover for the entire period of your rental. We also reserve the right to enter the premises at any time, for whatever reason (you will be contacted by telephone prior to any visit that may be necessary, unless in an emergency). The care of all valuables such as passports, visas, money etc., is the renters' responsibility and the owners and agents accept no responsibility for any loss whatsoever. A safe is provided in the villa to help secure such valuables and all renters are strongly encouraged to make use of it and to ensure that the villa alarm is activated, doors and windows are locked and blinds drawn when the villa is unoccupied.

Force Majeure: As the owners of the property, we will not be liable for loss or delay caused by any of the following:

Strikes, industrial dispute, riots, political unrest, hostilities, war or threat of war, terrorist activity, fire, flood, technical/weather problems with transport, aircraft grounding, closure of airports or ports, weather conditions or any other event beyond the owners' or their agents' control.

Major Breakages/Damage: Accidents do happen and, whilst we do require a small security bond of £200 (\$400), we do not expect you to pay for a broken glass or dish. We do, however, hope that you will treat our villa as your 'home from home'. Wilful or major damage will be pursued through your holiday insurance or through the courts if you do not have adequate insurance cover.

Animals: We are sorry that we cannot accommodate any pets in our home.

Smoking and Fires: We request that you do not smoke inside our home. Bush fires during the very dry periods in this area of Florida are wide spread; therefore we request that you dispose of cigarette stubs with extreme care - thank you!