

## **RENTAL TERMS AND CONDITIONS**

### RESERVATION AND PAYMENT

- **PROVISIONAL BOOKING** - Rental dates requested will be reserved as a provisional booking for seven (7) days during which time a refundable booking deposit of \$350 should be received. If deposit is not received within these seven days, an alternate booking may be taken.
- **REFUNDABLE BOOKING/SECURITY DEPOSIT** - The \$350 booking deposit is not part of the rental payment as it will serve as the security deposit during the rental period. Following satisfactory inspection by our property manager, the deposit is returned to the renter within 14 days after departure. The deposit may also be used to pay any extra rental charges due to early arrival, late departure or for guests not included on the Rental Agreement Form. (Early arrival and/or late departure requests are usually granted unless they interfere with other scheduled guests.)
- **RENTAL RATES** - Rates range from \$70 to \$189 per night depending on the length of rental period and the season of rental.
- **DUE DATE FOR RENTAL PAYMENT** - The total amount of rental costs must be paid in full 60 days prior to the first day of rental period. We reserve the right to re-let your booking dates if the balance remains unpaid at this time.
- **LATE BOOKINGS** - Any booking made within 60 days of the first day of the rental period requires payment and deposit be made in full at time of booking.
- The person placing the booking confirms that he or she is over 21 years of age, is a member of the party occupying the villa and is authorized to accept these Terms and Conditions on behalf of all persons staying in the villa.
- **CHECK-IN/CHECK-OUT TIME FOR RENTAL PERIOD** - Check in time is after 4:00 p.m. on the first day of your rental period. Check out time is before 10:00 a.m. on the last day of your rental period. Payment equal to one day's rental may be deducted from the security deposit for any early occupancy or late departure not pre-approved by the villa owners.

### CANCELLATION OF BOOKING

- Any booking cancellation is subject to the following cancellation charges and must be made by the person who made the booking. Charges are:
  - \$50 if more than 60 days before first day of rental period.
  - \$100 if less than 60 days and more than 30 days before first day of rental period.
  - \$200 if less than 30 days before the first day of rental period.
  - Full rental minus any substitute guest rental for cancellations less than 7 days.
  - Any refund due from cancellation may be refunded or applied to a future rental period.
  - No show guests are subject to a penalty charge equal to the full rental cost.

### THE RENTER AGREES

- To abide by the No Smoking and No Pets restrictions of the villa.
- To list names of all guests and ages of all minor guests of rental party on Rental Agreement Form.
- That evidence to the contrary may cause loss of security deposit.
- To ensure that children are supervised at all times, especially in the pool area, making use of the safety alarms provided. All toys, including pool float type, must be used under parental supervision.
- To pay for any breakages, losses or damage to the property, its fittings, fixtures or contents, however caused, during the rental period. These costs are not limited to the value of the security deposit.
- To not abuse the property and to leave it in a tidy condition upon departure.
- To permit the owners and their property management agents reasonable access to the property during the rental period to carry out any inspection and maintenance that may be necessary.
- To permit access to the grounds for the purpose of garden and pool maintenance.
- To pay the cost of pool heat with the final payment so the heaters can be switched on prior to arrival.
- Not to sub-let the villa and not to have unlisted guest occupants during rental period.

### LIMITATION OF LIABILITY

The Lazy Bones Villa property owners do not accept any responsibility or liability for any accident, injury, illness, or damage sustained to any guest or their property, including use of the pool, pool toys and spa during the rental period regardless of howsoever the accident, injury, illness, or damage may have occurred.

The Lazy Bones Villa property owners do not accept responsibility or liability for any failure of services, i.e., Internet, AC, cable, etc., in the villa regardless of how the failure may have occurred. Guests are encouraged to contact the local Lazy Bones Villa property manager (telephone numbers posted above kitchen telephone) at first notice so the problem can be corrected as soon as possible.

The Lazy Bones Villa property owners do not accept responsibility or liability for any acts or omissions of any agents (travel agents, airlines, ticket agents, rental car agencies, etc.) regardless of how their acts or omissions may affect guests.

***Children must be supervised by an adult(s) at all times during the rental period.***