

**TERMS & CONDITIONS (UK), November 1st 2014
RENTAL ACCOMMODATION**

GENERAL INFORMATION

Please ensure that you read and understand the following terms and conditions pertinent to your accommodation rental. If you have any queries, please do not hesitate to contact us.

Whilst we reserve the right to increase or decrease accommodation 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 these increases are brought about by Government action). This guarantee is offered subject to our conditions of payment being adhered to and providing you do not make any further amendments to your holiday arrangements.

Your holiday home rental includes: Accommodation as booked, including services e.g. electricity, water, (excludes pool heating unless otherwise stated).

NOT included in our rental prices: a) Flights b) Car Hire c) Holiday Insurance (recommended) d) Cost of pool heating unless indicated on your rental confirmation.

1. BOOKING AND PAYMENT :

A). DEPOSIT : To confirm the booking, a deposit of 20% of the full rental cost for the period must be enclosed with the completed and signed booking form. Upon clearance of the cheque, the booking will be confirmed. You must check the confirmation and final invoice carefully and raise any queries immediately.

B). PAYING YOUR BALANCE : The balance of the rental fee is due at least 8 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 £15 to cover the bank charges and our administration costs.

C). HOW TO PAY : Cheques should be made payable and sent to :

Florida Homes
77 Pine Rd
Chandlers Ford
Eastleigh
Hampshire
SO53 1JU
United Kingdom

Please put your name and full address on the back of the cheque.

2. CANCELLATION : In the event that you cancel your booking for any reason whatsoever, the following charges will apply :

Period Prior To Departure Cancellation Fee Charged
8 weeks prior Deposit only
4 - 7 weeks prior 50% of full rental cost
Within 4 weeks of departure 100% of full rental cost

3. ALTERATIONS TO BOOKINGS : If, following acceptance of your booking, you wish to alter your arrangements, we will do all that we can to help but an administration fee of up to £15 per booking may be charged.

4. RENTAL PERIOD : The rental period of the property begins at 4pm on the day of arrival. The property must be vacated by 11am on the day of departure, unless otherwise agreed in writing by the owners or their agents. Failure to comply will result in an additional charge being levied for late departure.

5. SECURITY DEPOSIT : All reservations are subject to a \$500 refundable security deposit. Together with your final rental balance you will be required to provide credit card details which will be held on behalf of the owners against any loss, damage or breakages caused to the property during your stay.

6. SUB - LETTING : The accommodation is reserved exclusively for the persons named on the completed booking form and subsequently registered on arrival. No other persons whatsoever are permitted to stay in the property unless this has been agreed with the owners or their agents in writing. Sorry, strictly no pets.

7. SAFETY : The owners of the property or their agents accept NO responsibility whatsoever for any injury or damage howsoever caused as a result of the use of the Pool or Jacuzzi / Spa and the surrounding area. All guests are requested to take extra care when using the Pool & Jacuzzi / Spa and are specifically requested NOT to allow unsupervised children to use the pool.

8. FORCE MAJEURE : The owners of the property or their agents will not be liable for any loss or delay 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 airport or ports, weather conditions or any other event beyond the owner's or their agent's control including the effects of below average ambient temperatures on pool heating equipment.