

The Willows in Cumbrian Lakes, Kissimmee Florida

BOOKING FORM

Email: mailto:taylor_villa@yahoo.co.uk

Web Address: <http://www.ataylormadevilla.co.uk>

Name:	Address:
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Tel:	Email:
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Arrival Date:	Departure Date:	No of Nights:
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PERSONS OCCUPYING THE VILLA		

Title	Name: (Party Leader)	Age* ^{if under 21}
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*
Title	Name:	Age*

Pool Heat (optional)	£90 per week/US\$165 per week	YES/NO
Deposit payable	£100/\$150 per week, maximum £200/\$300 per booking	Please ensure this is sent with the booking form
Security Deposit	Refundable £200/\$300 due at the time of the final balance	

Bookings will not be confirmed until the deposit has been paid. The balance is due eight weeks before arrival at the villa.

Cheques are made payable to AM & IRJ Taylor

30 Roman Way, Bedhampton, Havant, Hampshire, England, UK. PO9 3PS

Tel: 44 (0) 23 92718581

Terms & Conditions

PLEASE READ CAREFULLY

1. BOOKING

Please ensure 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 (hereafter called the Owner) for clarification before you sign the booking form.

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. This guarantee is offered subject to our terms and conditions and payment being adhered to and providing you do not make further amendments to your holiday arrangements.

Your holiday home rental includes Accommodation as booked and all utilities and taxes.
NOT included in our rental prices : a) Flights b) Car Hire c) Holiday Insurance d) Pool Heating

Bookings are valid after:

- a) The booking form has been completed and signed and received by the Owner and
- b) The appropriate deposit has been paid and
- c) The booking has been confirmed in writing by the Owner to the Guest.
- d) The property is available after 4:00 p.m. on the day of arrival and must be vacated by 10:00 a.m. on the day of departure.
Failure to comply with this may result in extra rental charges which the Guest agrees to pay.

By signing the Booking Terms and Conditions the party leader certifies that he or she is authorised to agree the Booking Terms and Conditions on behalf of all persons named on the Booking Form, including those substituted or added at a later date. The signatory must be a member of the party occupying the property and must be 25 years or over. Bookings cannot be accepted from parties of young people under 25 years of age.

2. RESERVATION DEPOSIT

A non refundable £200/\$200 reservation deposit must be paid when booking the Villa. The full balance is payable **no later than 8 weeks** prior to the date of departure. **(NO REMINDER WILL BE SENT)** If the booking is made less than 8 weeks prior to departure date the total cost must be paid in full and will be required with the booking form. If the balance has not been received by this time, we reserve the right to cancel the relevant booking and re-advertise the villa, and retain any deposit held in respect of the same.

WE STRONGLY ADVISE ALL OUR GUESTS TO TAKE OUT TRAVEL INSURANCE FOR YOUR WHOLE PARTY, WHICH INCLUDES CANCELLATION CHARGES COVER (UK GUESTS ARE ALSO ADVISED TO TAKE OUT A POLICY WHICH INCLUDES MEDICAL COVER) AS SOON AS YOU HAVE BOOKED ANY PART OF YOUR HOLIDAY OR VACATION. IF YOU CHOOSE NOT TO DO THIS, YOU NEED TO BE AWARE THAT YOU WILL PERSONALLY BE RESPONSIBLE FOR PAYMENT OF ANY CANCELLATION CHARGES WHICH MAY BECOME DUE.

3. SECURITY DEPOSIT

A **security deposit of 200 GBP/300USD** is required to cover breakages or damage to the premises and or its contents, cleaning costs (other than those normally incurred during the occupancy) for carpets, upholstery etc. The deposit will be returned to the party leader within 21 days of vacating the Villa. This is subject to confirmation from our management company that no damage has been caused and keys have been returned to the lock box. If damage is reported photographic evidence will be taken and filed, if the damage is in excess of £200/\$300 we reserve the right to claim this off the party leader.

- a) To take good care of the property and leave it in a clean and tidy condition at the end of the holiday
- b) To report any damage or loss immediately it is discovered to the Owner's Management Company in Florida
- c) To permit the Owner or their Agents reasonable access to the property to carry out any maintenance if required
- d). Not to sublet or share the property except with persons named on the Booking Form

4. CANCELLATION BY GUEST

We reserve the right to treat the booking as cancelled if we do not receive the final balance by the due date. Any cancellation charges detailed below will then apply.

Any cancellations by the party leader for himself or on behalf of any member of his party, must be notified to us in writing. Should the booking have to be cancelled the following charges will apply:

- Up to 8 weeks before departure loss of deposit only.
- Up to 6 weeks before departure - 75% of the total cost.
- Up to 4 weeks before departure - 100% of the total cost.

In the event of a cheque not being honoured by the bank on which it is drawn we will make a reasonable charge to cover the bank charges and our administration costs.

5. CANCELLATION BY OWNER

Should for any reason we have to cancel your villa booking, we reserve the right to cancel the booking and will return the monies paid to the party leader (without interest or compensation), or at the option of the party leader (and subject to availability) will offer an alternative villa of similar standard.

6. OCCUPANCY

The maximum number of persons allowed to occupy the Villa at any given time is 8. Anyone found to be in breach of this contract will have their booking terminated and be vacated from the Villa, without compensation or reimbursement of any money paid.

The villa is protected by a Rampart monitored security system, this not only acts as a burglar deterrent but is also a monitored fire alarm. Therefore it is required that the lead guest makes all members of their group aware that all doors and windows must be locked, including both garage doors, the front door and the 2 doors leading to the pool area and the alarm activated whenever the villa is left unattended.

When checking out of the villa for the final time please ensure that; All doors and windows are locked, including both garage doors, the front door and the 2 doors leading to the pool area. The alarm is activated and the key is returned to the lockbox.

It is very important for the security of the villa that these instructions are followed even if the cleaners or anybody else is waiting to gain access to the villa. All authorised housekeeping and maintenance staff are in possession of keys and appropriate codes for gaining access to the villa. Do not give keys or codes to anybody.

Our villa is situated in a quiet residential area consisting of approximately 50/50 rental homes/US families. It is a condition of the rental that you should be considerate in your behaviour and keep noise levels to a reasonable level so as not to disturb our neighbours.

In accordance with the Cumbrian Lakes Homeowners Association rules, no truck or van, boat, trailer, recreational vehicle, commercial vehicle or other types of non passenger vehicles, equipment, implements or accessories shall be parked, stored or otherwise kept on any portion of the property or elsewhere on Cumbrian Lakes. The connection of the villa's utility supplies to any external vehicle / appliance is strictly prohibited.

Trash collections are twice per week, the actual days are listed in the owners manual in the property. The trash must be placed in trash bags and securely tied before being placed in the bins. The bins must be placed at the end of the property's drive (handles toward the garage), close to the road on the evening before collection - the bins must be returned to the garage door by the evening of collection day. The county can and do impose HEAVY fines for loose trash and bins not returned to the garage door. If any member of your party violates the county trash laws the party leader will be liable for any fines incurred.

We have a strict NO SMOKING policy inside the house. Guests are welcome to smoke on the pool deck, provided that ashtrays are used and stubs/butts are carefully disposed of. If the management company find any evidence of smoking inside the house during your stay, this will be regarded as a serious breach of contract and you will be evicted immediately. All monies paid will be forfeited and you will be liable for a deep clean fee - this will include but is not limited to, professional cleaning of all soft furnishings, linens, carpets etc as well as a "clean air" fee, to replace all air conditioning filters and de-odorising costs.

We have a strict NO PETS policy. If the management company find any evidence of pets during your stay this will be regarded as a serious breach of contract and you will be evicted immediately. All monies paid will be forfeited and you will be liable for a deep clean fee and pest control charges - this will include but is not limited to, professional cleaning of all soft furnishings, linens, carpets and deodorising costs.

The villa is equipped with an internet connected PC for your use. We ask that you do not tamper with the PC, load any software onto it or download any files from the internet. The PC is thoroughly checked after every guest leaves the villa and you risk losing your security deposit if any tampering has occurred during your stay. It is a condition of your use of the villa PC that you strictly adhere to the Villa PC Rules that are displayed by the PC in the villa (a copy is available on request). Whilst we endeavour to have this available for guests, routine maintenance may mean that we have to withdraw it from use at short notice.

7. POOL

Guests may use the swimming pool at their own risk. They should always observe the safety rules listed in the Information and Safety Book held in the home and observe the pool safety notice displayed in the pool area. The pool blanket must be removed before any person enters the pool. Children using the pool and deck area must be supervised at all times.

There are alarms on all doors and windows leading to the pool/spa area: These alarms must not be switched off, tampered with or in any way disabled. This is a state requirement and can result in a \$5000 fine if not adhered to.

The pool is cleaned and chemically balanced every week for your safety and comfort; however on rare occasions it may be necessary to apply extra chemicals to the pool to maintain safe and correct chemical levels. Should this occur during your stay it will be necessary for you to be out of the pool for a period of 12-24 hours for safety reasons.

Like you, we have no control over the weather! We are unable to guarantee the water temperature with pool heating as this will depend on the prevailing weather conditions. To maintain the temperature, the pool blanket must be used when pool is not in use (especially at night) or the heater will not function correctly (normally October - March)

The heater is a mechanical device, as with any mechanical device it can be subject to electrical / mechanical failure. If such an occurrence was to happen, every effort will be made to repair the heater. If the guest has paid for pool heat, then we shall refund only the days you are without pool heat. We cannot and will not refund for anything that has not been paid for.

Florida has a tropical climate which includes insects and other pests. The villa is regularly inspected and treated against pests but occasionally some may appear inside the villa. If any pests are discovered the guest should immediately contact the villa management company so that the pests can be professionally dealt with. To prevent pests getting into the villa the guest must keep all doors (including the garage door and patio doors to the pool area) closed at all times.

8. LIABILITY

The Owner does not accept any liability for injury, damage or loss caused, or for any such claim by a third party as a consequence of actions by the Guest(s) and other people occupying the property during the period of the let.

As owners of the property, we, or our management company, will not be liable for any loss or delay occasioned by any of the following: strikes, riots, political unrest, war or the threat of war, terrorist activities, industrial disputes, fire, flood, technical/weather problems to transport, aircraft, closure of airports, or any other event beyond the owner's control.

Liability is not accepted by the Owner for loss of main services or failure of appliances, nor for the consequences of the actions or omissions of persons who may control supply of mains service, nor any actions taken in the vicinity of the property by any authority over which there is no control by the Owner

Airlines are legally entitled to deny boarding to any passengers who present themselves at the aircraft in an unacceptable state due to the influence of drink or drugs. Any passenger so doing will be deemed as having given notice of his/her cancellation of the booking at that time and the aforementioned cancellation charges will apply

9. COMPLAINTS

Should you have any cause for complaint whilst you are staying in the villa you should contact our management company immediately. If they are unable to resolve the matter please notify us in writing within 30 days of your return. We cannot accept any liability in respect of complaints received after that date.

10. PASSPORT AND DOCUMENTS

Passports, Visas, Health Certificates and Travel Documents are the responsibility of the party leader. We accept no responsibility for any delay or expense incurred arising from any irregularity with such documents.

11. CONTRACT

This contract is governed by and interpreted in accordance with English law and the parties hereby submit to the exclusive jurisdiction of English Courts.

I have read and understood the above and I accept the booking conditions on behalf of myself and the members of my party

I agree to pay the balance eight weeks prior to arrival at the villa. I accept the conditions as stated on behalf of my party and myself. I confirm I am over 25 years of age

Signature of Party Leader:

Date: