

Woodlands Orlando Villa Terms and Conditions

1. Bookings are only valid after:
 - The booking form has been completed and signed and received by the Homeowners;
 - The appropriate deposit has been paid; and
 - The booking has been confirmed in writing by the Homeowners to the Lead Client.
2. The person (Lead Client), who signs the booking form, certifies that he or she is authorised to agree the booking terms & conditions on behalf of all persons included on the booking form, as well as those substituted or added at a later date. The signatory must be a member of the party occupying the property and must be aged 21 years or over. Bookings cannot be accepted from parties of young people less than 21 years of age.
3. A deposit of £200 or \$300 must accompany all bookings, and is non-refundable. The balance must be paid eight weeks prior to the commencement of the holiday along with a security deposit of £100 or \$150. The security deposit will be returned to the client 21 days after the completion of the holiday, as long as the Homeowner's Management Company reports no damage or loss to the property.
4. All requests to alter a confirmed booking must be made to the Homeowners in writing (e mail is acceptable). Whilst the Homeowners will attempt to accommodate any such request (subject to availability), they cannot guarantee that this will be possible. Where such alteration is not possible and the lead client decides to cancel then the cancellation fees detailed within these Terms and Conditions will apply.
5. We cannot accept liability for any events beyond our control. This includes the actions of third parties over which we have no direct control such as the Management Company, maintenance companies, home association, neighbouring villas etc. All information concerning the property is frequently checked to ensure its accuracy. However, on occasion it is possible that advertised facilities may be withdrawn or changed due to circumstances beyond our control.
6. We cannot accept responsibility nor are we liable for any force majeure events such as fire, floods, weather conditions, industrial disputes, nor any other events, which are beyond our control.
7. If the client wishes to cancel the booking they should advise the Homeowners immediately by telephone followed by confirmatory letter or email. The Homeowners shall be entitled to retain all payments already made (except the security deposit) and to recover, if not already paid, the balance of the hiring charge as follows:
 - 30 - 60 days notice - 50% of the rental charge
 - Less than 30 days notice - 100% of the rental charge
8. In the unlikely event that circumstances beyond the Homeowners control necessitate the cancellation of the rental arrangement, the Homeowners reserves the right to cancel any bookings at any time and will only be liable to refund monies already paid by the client.
9. The Homeowner guarantees that the price of your accommodation will not be subject to any surcharge.
10. Only those named on the booking form may stay at the villa unless otherwise agreed in advance and the total number of guests must not exceed 8. In accordance with 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 Westbury. The connection of the villa's utility supplies to any external vehicle / appliance is strictly prohibited. The Homeowners or their Management Company will not be liable for any costs you will incur nor shall we pay any compensation nor make any refunds due to this action.

11. The client agrees:
 - To pay the full cost of any breakages, losses or damage to the property (the Homeowner's Management Company will be sole arbitrators on cause of damage or loss);
 - To take good care of the property and leave it in a clean and tidy condition at the end of the holiday;
 - To report any damage or loss immediately it is discovered to the Homeowners Management Company in Florida;
 - To permit the homeowner or their agents reasonable access to the property to carry out any maintenance if necessary; and
 - Not to sublet or share the property except with persons nominated on the booking form.
12. No liability is accepted by the Homeowner for:
 - Loss of main services or failure of appliances;
 - The consequences of the actions or omissions of persons who may control supply of mains service;
 - Any actions taken in the vicinity of the property by any authority over which there is no control by the Homeowner.
13. 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.
14. The Homeowner does not accept any liability for injury, damage or loss caused by any reason or for any claim made as a result of this booking and/or the subsequent holiday. The client is responsible for taking out an adequate insurance policy (ies) to cover all risks. This waiver is also applicable to people visiting the property as guests of the client (s).
15. The Homeowner 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 client (s) and other people occupying the property during the period of the let.
16. The heated private swimming pool has a gas powered heat pump and an additional fee of £100 or \$150 per week will be levied if the client requires this facility. Pool heat commences at the time it is switched on, i.e. your first day. It will take at least 24 hours to heat the pool. If clients wish to swim immediately upon their arrival, then it is recommended they pay extra for it to be switched on one day before they arrive. Pool heating is recommended from October to April. Clients may use the swimming pool at their own risk, and should always observe the safety rules listed in the Information and Safety Book held in the home
17. The Homeowners strongly recommends that clients take out full Travel Insurance at the time of making their booking, to cover cancellation fees and any other losses that may occur.
18. For the comfort and convenience of all our guests the villa and its pool deck is a complete NO SMOKING area. Smoking within this area will result in the loss of your security deposit and if discovered before departure your party will be required to leave without compensation.
19. For the comfort and convenience of all our guests PETS ARE NOT ALLOWED in the villa and its pool deck. Guests found to have pets in this area will result in the loss of your security deposit and if discovered before departure your party will be required to leave without compensation.
20. The lead client is hereby notified that, as Florida is a tropical climate it is home to many insects and bugs. The villa is treated on a regular basis to repel these creatures but you may occasionally find that they get inside the property. They are best dealt with by spraying with an appropriate product. If the problem persists contact the Management Company. These kinds of incidents are kept to a minimum if food and crumbs are not left on surfaces or floors and any spills should be cleaned up immediately. Eating in the bedrooms is also not recommended.
21. The details provided to the Homeowners by the lead client will only be passed on the Management Company for booking confirmation.
22. Homeowners:

Paul and Sue Philpott 23 Station Road Mount Pleasant Newhaven BN9 0NJ United Kingdom
0044 1273 517063 or 0044 7984 407232 paulphilpott@sky.com
23. Management Company: Sunbrite Property Services Inc PO Box 135004 Clermont Florida
24. By returning a completed Booking Form you are agreeing to have read and accepted these Terms and Conditions.