

TERMS & CONDITIONS

Relating to Rental of Town Home 2400 Caravelle Circle 46,
Coral Cay Resort, Kissimmee, Florida. 34746

1. Booking Conditions

The signing of the Booking form confirms acceptance of these terms and conditions by all persons occupying the premises.

No persons other than those named on the booking form will be allowed to stay at the property unless otherwise agreed with the owners. Anyone not listed may be asked to leave by our Management Company if found to be staying in the property. Florida state law prohibits sharing, sub-letting and assigning.

A **£100** (£200.00 if over 17 days) deposit is required per booking, refundable up to 10 weeks in advance of departure. Full settlement of **the balance** must be received by the owners 6 weeks prior to departure (8 weeks if US dollar cheque) along with the refundable security deposit of £175.00 (or \$350). In the event that payment is not received by this date, we reserve the right to cancel your booking.

Payments can be made by either a UK Sterling or US Dollar cheque, or by electronic bank transfer. Credit card payments are accepted through PayPal. A 3% surcharge is applicable to all PayPal transactions. Non-sterling rates will be quoted by owner using exchange rates current at time of original enquiry/booking.

Receipts will be provided for all monies paid to the owners. The receipt for the deposit will be sent with the booking confirmation. The receipt for the balance payment and security deposit will be sent with full final details including maps, directions to the resort and key collection arrangements.

2. Cancellation Policy

In the event that you have to cancel your booking, the following will apply. All cancellations must be confirmed in writing by the person who made the booking.

- Cancellations received more than 10 weeks prior to your arrival at the resort, deposit will be fully refunded
- Cancellations received less than 10 weeks, but more than 30 days prior to your arrival at the resort incur the loss of deposit payment, but any balance payment received will be refunded (minus any costs incurred)
- Cancellations received less than 30 days prior to your arrival at the resort or 'No Shows' will forfeit 100% of rental fee paid.

In the unlikely event that we have to cancel your booking due to circumstances beyond our control we will endeavour to find suitable accommodation, should you chose not to take the alternative offered we will

refund only the monies paid for your booking, no other compensation will be paid.

3. Security Deposit

A security deposit of £175.00 (or \$350.00) is required for every booking, this is due with the final balance payment 6 weeks (8 weeks if in US Dollars) before your arrival. This will be refunded within 30 days of departure after our management company has confirmed that no damage (other than normal wear and tear) has occurred. At least one member of the group must be over the age of 18 yrs.

4. Safety

Use of the pool/Hot Tub and all other facilities is at your own risk. No diving is permitted and guests are specifically requested not to allow unsupervised children to use the pool or Hot Tub in the town home at any time. We cannot 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 your subsequent holiday. This condition applies to all guests included in the booking party and to any person visiting the property as your guest. We strongly recommend that all guests take out full holiday and cancellation insurance to cover these eventualities.

5. Force Majeure

Neither the Owner nor Management Company can be held responsible or be liable in respect of loss, damage or changes caused by Force Majeure (e.g. Floods, weather conditions, strikes, closure of airport or other events beyond our control).

6. Smoking

Our Town Home at Coral Cay is strictly a non-smoking property

7. Pets

Sorry, but no pets are allowed either in the property or on the grounds of the property.

8. Parking

A maximum of 2 vehicles are allowed and must be parked on the driveway. Coral Cay Resort also restricts the parking of commercial vehicles, mobile homes, campers and trailers on resort property. However this excludes pick-up trucks and sport utility vehicles with a cargo capacity of one ton or less which can be parked on the driveway.

9. Other Services

Entry of Premises - an authorized employee or repairman may enter the premises during customary business hours for any purpose connected with the repair, improvement, care, and management of the premises. The guests permission will be sought prior to entry.