

USA - SHORT TERM RENTAL BOOKINGS

TERMS AND CONDITIONS.

1. BOOKING The signing of the booking form confirms the acceptance of the terms and conditions set out below and shall be binding on the persons intending to occupy the premises whether or not such persons have signed the booking form. Each booking will be confirmed by the Company as soon as reasonably possible after receipt of the signed booking form and the appropriate deposit. If the booking is made via a travel agent, the Company will send all correspondence to the travel agent.

2. RESERVATION DEPOSIT AND PAYMENT OF BALANCE The reservation deposit of \$200.00 is payable with the completed booking form. The full balance is payable no later than 4 weeks prior to the date of arrival.

3. ADDITIONAL SECURITY DEPOSIT In addition to the reservation deposit, a security deposit of \$300.00 is payable to cover breakages or damage to the premises and or contents, telephone bill, cleaning costs other than those normally incurred in connection with the occupation of the premises, but not including for example, the cleaning of carpets, upholstery, etc. This deposit is returnable, subject to deductions to cover the expenses mentioned above within 30 days of vacation of the premises.

4. CANCELLATIONS If the balance of the sum due as shown on the booking form remains unpaid 4 weeks prior to the date of arrival, the Company reserves the right to cancel the booking, and in this event the deposit will be forfeit. If the client cancels after the booking is confirmed, the deposit will be forfeit. If the client cancels within 6 weeks of the date of arrival the full rental will be forfeit unless the premises can be re-let on similar terms in which event the deposit only will be forfeit.

All cancellations must be confirmed in writing by the person who signed the booking form.

5. UNAVOIDABLE CHANGES The Company reserves the right in any circumstances to cancel the booking and in this event the Company will return all sums (but without interest or compensation) or (at the option of the Clients and subject to availability) the Company will offer alternative premises of comparable standard. In the event of a major change to the booking being necessary, the Company will inform the Client as soon as reasonably possible, and if the Client does not wish to accept the booking on this basis the Company will cancel the booking and return all sums (but without interest or compensation).

6. FORCE MAJEURS The Company accepts no responsibility or liability whatsoever for any loss or damage or alteration to the terms of the booking caused by events beyond the Company's control including (but without prejudice to the generality of the foregoing) war, civil commotion, flight delays or cancellations, adverse weather conditions, fire, flood or industrial dispute.

7. COMPLAINTS Should a problem arise relating to the premises the Client should contact the Company's representative. Details are enclosed in the information folder which will be found on arrival at the premises.

8. AVAILABILITY. The premises will be available for occupation from **5 p.m. on the first day** of the rental period and must be vacated by **10 a.m. on the day of departure**. On occasions exceptions can be made for late departure via the Management.

9. LIABILITY. The Company and the owners of the premises accept no responsibility whatsoever for personal injury, accidents, loss or damage to persons or personal effects however caused. The Guest must ensure that Children are supervised at all times.

10. AGENTS LIABILITY. The Company or the Owner do not accept any liability for the acts or omissions of any agent. These include but are not limited to; Airlines, Car Hire Companies, Travel Agents, Ticket Agents, Homeowners, or Utility Providers.

11. ALTERATIONS For alterations requested by the Client within 8 weeks of the day of arrival, an administration fee will be charged.

12. SAFETY AND SECURITY The Company reserves the right to enter the premises at any time for whatever reason.

13. TRAVEL INSURANCE The Client must arrange insurance cover, this is the Client's responsibility. The Client must produce proof of Travel Insurance should The Company request this.

14. DOCUMENTATION. All passports, visas and health certificate requirements are the Clients responsibility. The Company accepts no responsibility for any delay or expense incurred through any irregularity in such documents.

15. PRICE GUARANTEE. Except as hereinafter mentioned the price of renting the premises is fully guaranteed and no surcharges will be added to the cost shown on the booking form. Any increases in taxes imposed directly or indirectly by UK or US Governments will be passed on to the Client.

16. BROCHURE DESCRIPTIONS All brochure descriptions are made in good faith and every care is taken to ensure their accuracy, but no liability will be accepted in the event of any error or miss-descriptions. Please note we offer numerous examples of each design. Photographic illustrations do not, therefore, apply to any specific property.

The Property will be cleaned and in good order for your Arrival.

When you leave you must ensure the Property is left in good order as you have found it.

All trash created during your stay must be put into strong trash bags and left in the drive not in the Garage. If the Property is not found in good order your Security Deposit will be forfeit.