

Terms and Conditions
"BLUE HORIZON" Villa at Sunset Lakes, Kissimmee, Florida

The arrangements are made subject to the following conditions and receipt of booking fee is confirmation that the client understands, accepts and agrees to these conditions. The name "Blue Horizon" refers to the properties, and their representatives and employees.

Bookings

All bookings must be made by a member of the party occupying the property and must be 21 years or over and be authorized to agree the terms and conditions on behalf of all of the persons included on the booking form.

Booking Deposit

A non-refundable booking deposit of \$250 per week/part week is required with your completed booking form within 7 days of your booking acknowledgement. The booking will be confirmed to you within 7 days of receipt of your deposit. Once the booking is confirmed, the deposit will be nonrefundable but will be deducted from the full amount due.

Security Deposit

Upon payment of the outstanding balance, the client shall be required to pay a refundable security/breakage deposit of \$250 per booking. This deposit is payable to cover any breakage's, or damage to the property, or its contents and for any excessive cleaning costs above that normally required in connection with the occupancy. The deposit will be refunded to the client as soon as possible and no later than 30 days after the client has vacated the property, less cost of any breakage's, or damage caused during the period of rental in accordance with the manager's report.

In lieu of the \$250 security deposit, the guest may select the damage insurance offered. This is a commercially sold insurance coverage and as such is regulated by the company.

Balance

The payment balance is due 10 weeks prior to arrival, or may be paid in installments by prior arrangements.

Cancellation

WE STRONGLY RECOMMEND THAT YOU HAVE HOLIDAY INSURANCE TO COVER UNFORESEEN CIRCUMSTANCES WHICH MAY NECESSITATE CANCELLATION OF YOUR HOLIDAY

In the event of cancellation the following charges will normally apply:

6-9 weeks	prior 30% of rental charge
4-6 weeks	prior 50% of rental charge
Up to 4 weeks	prior 100% of rental charge

All cancellations must be made in writing.

In the unlikely event that circumstances beyond the owners control results in the cancellation of the booking the owner or their agent reserves the right to cancel the booking and be liable only to refund any monies already paid by the client.

Villa Use

The villa is self-catering and strictly non-smoking; smoking in the property will affect your security deposit. PETS are NOT allowed under any circumstances. Clients are required to leave the villa in a clean and tidy condition. It is appreciated if towels and linens are placed in washer and all dishes and glassware returned to their appropriate locations or dishwasher. If the oven is used it must be left clean. If the company cleaners are required to carry out any of the above it will result in a charge against your security deposit.

BBQ Use

If the patio's fitted barbecue is used, it must be cleaned thoroughly and left as you found it. In the event that it is not clean when you arrive, please inform the management company immediately. Guests are expected to refill the gas bottle for the next guests. Our cleaners or management company are not responsible for providing the refill bottles. The closest refill station is at Formosa Gardens.

Inventory

No inventory items must be removed from the house. This includes linens and towels. Guests are **STRONGLY** encouraged to check the property and report any missing or damaged items to the management company within 24 hours of their arrival, otherwise they could be charged. Any breakages or damage must be reported to the management company immediately.

Personal Computer and Internet

The personal computer and Internet connection are included with your booking, together the TV system to including Netflix and basic cable channels. A black and white laser printer is also provided to allow you to print tickets and boarding passes. Should you need to replace the ink cartridge or require more paper, these may be obtained at Office Depot at the guest's expense.

Force Majeure

The owners of the property, their servants or agents, accept no liability to pay compensation. In respect of any loss, damage or changes arising from unforeseeable circumstances beyond their control, (but not limited to) war, riots, civil strife, strikes, floods, and closure of airports, adverse weather conditions or other events beyond our control.

Liability

You are advised that you are occupying a private villa and therefore are responsible for your own safety in respect of any loss, personal accidents or damages sustained by you or any members of your party during your stay. It is the guest's responsibility to ensure that they have adequate holiday insurance to cover personal injury/ accidents /damage. No claims whatsoever will be accepted by the owners or their agents of the property.

The owner or their agents accept no liability for loss of mains services or failure of appliances or of any actions taken in the vicinity of the property by any authority or third party persons beyond their control.

Pool

Guests using the pool or its surrounding areas do so at their own risk. Children are required to be supervised at all times when using the pool or on the pool deck area. The owners their servants or agents will accept no responsibility for any loss or personal injury incurred from using the pool or its surrounding areas. Non-plastic glasses should not be used in the pool area
If pool heating is required, this must be requested at the time of booking. There is an additional charge and this must be paid for within the final balance. In the event pool heating is requested and paid for, the owners cannot guarantee the temperature of the pool as this will vary according to different factors, the main one being the prevailing weather conditions.

Arrival/Departure

Clients may gain access to the property after 16:00 on the day of arrival and the property must be vacated by 11:00 on the day of departure, unless otherwise arranged and agreed.

Occupancy

The persons named on the booking form may only occupy the accommodation; any deviation without permission could result in eviction from the property.

Access

The client is to allow the owner and their agents the right to enter the property to carry out any maintenance.

Insurance

Applicants are strongly recommended to take out adequate holiday insurance, to cover cancellation, accidents/illness or damage.

No Smoking

Smoking is strictly prohibited inside the Villa. We enforce this rule to ensure ALL our guests are provided with a smoke-free environment. Any violation of this rule will result in charges made against your security deposit. Smoking is permitted in the pool and Lanai area.

Pets

Sorry – No Pets Allowed – Anyone violating this rule may be ejected under the Florida State regulations, and be subject to professional cleaning fees incurred.

Note: **The \$250 deposit per week is required to reserve your booking, with the final balance, including a refundable \$250.00 (USD) security deposit, falling due 10 weeks before departure. Payment by credit card can be accepted via Paypal and there will be a 4.0% charge for this.**