

Please read the following Terms and Conditions before proceeding to the villa booking form by confirming your acceptance at the bottom of the page.

Any booking made by you, whether through the website or otherwise, shall be deemed an offer by you to rent the relevant accommodation subject to these terms & conditions. All bookings through our Company and all matters arising from them are subject to English law and to the exclusive jurisdiction of the courts of England and Wales. The person who makes the booking accepts these conditions on behalf of all members of the party and is responsible for all payment due from the party. Booking services with the company are currently only available to persons who are at least 18 years old. By submitting a booking you warrant and confirm to us that you have read these Terms & Conditions and agree to comply with them.

Liability:

The Company accepts no liability whatsoever for any aspect of the arrangements and in particular, accepts no liability for any loss, personal injury/illness or death however incurred. Although the Company uses all reasonable endeavours to ensure the accuracy of all information provided and the quality and facilities of the villa, we cannot accept any liability whatsoever for any problems that occur while guests occupy the villa. All information has been provided in good faith and no liability is accepted whatsoever by the Company for any misrepresentation of villa material or accommodation.

Deposit:

A deposit payment for all villa and products including any promotional offers is required at the time of booking, once a booking request has been confirmed by the Company. If the booking is made within two calendar months of the date of arrival then full payment is required immediately. The Company will not accept responsibility for cash sent through the post. Payment can be made by cheque or by bank transfer to our bank account. Booking confirmation together with driving directions for the villa will be sent by password to the appropriate page of the website or if requested, by post. Where an initial deposit is paid, the balance must be paid within 2 months of the commencement date of the booking. If this is not paid within 7 days of it being due, then we reserve the right to cancel the booking without any refund.

For local bookings, provisional bookings will only be held for up to 48 hours pending receipt of a cleared deposit or full payment as may be required. Bookings will not be guaranteed until we have received your full payment as required and have sent you our formal Booking Confirmation in writing.

Cancellation by you:

You or any member of your party may cancel your booking at any time however no refund will be made for any monies paid. In certain cases any loss, if incurred involuntarily, may be covered by insurance that you may have taken out. Travel Insurance is strongly recommended.

Holiday & Travel Insurance

Adequate insurance is essential, as booking deposits and payments are not refundable after a booking has been confirmed. We recommend that you have, or take out, complete and comprehensive Travel & Holiday Insurance for all of your family or group for the entire duration of your trip and holiday. A comprehensive insurance cover will protect you and reimburse you in the event that you have to cancel your trip and your holiday for family, work or other unforeseen reasons, shorten your holiday, for flight cancellations and flight delays, lost baggage, medical treatment and possibly emergency evacuation.

We suggest that the policy should include, but not be limited to the following cover:

- Loss of deposits through cancellation.
- Loss of deposits through cancellation or delays of transport services.
- Loss or damage to personal baggage and loss of money.
- Medical expenses.
- Additional expenses to cover accommodation and repatriation costs should the holiday need to be extended or curtailed due to illness, or the need to return home for an emergency.

Cancellation by the property owner/s:

If deemed necessary the Company reserves the right to withdraw or cancel the property booking. In this unlikely event you will be offered the choice of renting another property through the Company (subject to availability) with the price difference payable/refundable as appropriate, or of receiving a full refund of all monies. No compensation is payable by the Company.

Behaviour:

It is your responsibility to ensure that you and the members of your party do not behave in a way which causes offence or danger to others or which risks damage to property belonging to others. In such circumstances the Company have the right to terminate arrangements made, in which case the Company's responsibility to you ceases immediately and there can be no refunds, no payment of compensation and no reimbursement of any cost or expenses you may incur as a result. Further, you will be liable to reimburse the Company for any expenses whatsoever it incurs as a result of your behaviour.

Breakages & Cleanliness:

Our accommodation is made available for letting on the understanding that the property will be left clean and tidy at the time of checkout and all personal waste must be removed from the property. It is not our policy to take any security deposit however the customer will be held responsible for any damage or breakages to the property, caused by the customer and in the event of such occurrence, the incident must be reported to the Company or their representative immediately and appropriate compensation made. Customers are not permitted to move any furniture or equipment without prior written consent from ourselves or the villa owner. In the event of such permission being granted, it is the customers' responsibility to return the same to its

original position before checkout. Under no circumstances must any property for use inside the property, be moved outside.

Air-Conditioning: The units must only be used while you are in the property, with all windows and doors kept closed. Under no circumstances must the units be left on continuously while the property is unoccupied. Units are situated in each bedroom, the lounge and kitchen.

Building Work: Any building work which may commence in the local area is outside of our control, and we cannot be held responsible for any resulting disturbance. However, should we become aware of any building work which may reasonably be considered to adversely affect the enjoyment of your holiday we will notify you as soon as possible, and wherever possible, will offer you the opportunity to transfer to an alternative property at the advertised price. Whilst we assure you of our best endeavours to minimize any inconvenience we regret that we cannot accept any liability in this case.

Baby Cots and Extra Beds: If a baby cot is required, please request it and we will do our utmost to ensure one is available. It should be noted that the extra beds would be of the folding 'camp bed' style and therefore may only be suitable for a child/young adult. Baby cots are usually of the portable 'travel cot' style.

Villa Check-in / Check-out times: Access to villas will be after 3pm on your day of arrival to allow time for cleaning and servicing, and must be vacated by 11am on the day of departure (unless otherwise agreed by us in writing).

Complaints:

In the unlikely event of a problem with your villa occurring, whilst you are abroad, you must inform the Company so that the matter can be put right. You will be provided with emergency telephone numbers on confirmation of booking.

Alterations by the Company:

Although changes to the villa advertised are infrequent, the Company reserves the right to change the description at any time, in which case we will endeavour to notify you of all changes before commencement of the booking date, if it is practical to do so. No compensation will be payable by the Company in such cases. No claims will be accepted for costs or additional expenses incurred as a result of any changes.