

Booking Terms and Conditions

The fine print

My Kokomo Home (Home Away Property #163571/RPM029)

DEPOSIT: \$200 or 25% of the total cost is required as a deposit. This is non-refundable/non-transferable in the event of a cancellation or change of dates.

BALANCE: The balance is due eight weeks before the date of your scheduled arrival.

SECURITY DEPOSIT: \$250 will be requested along with your balance. (Please send a separate check). This will be returned or destroyed within 28 days of returning home, providing our management company has reported no issues. Any damage, breakage or items removed from the villa must be paid for and should it exceed the amount of the security deposit, we will endeavor to recover the costs from you.

CANCELLATION CHARGES: We must be notified in writing as soon as possible in the event of cancellation. Should you cancel your booking the following conditions will apply:

More than 8 weeks before scheduled arrival	Deposit forfeited
Between 4 and 8 weeks before scheduled arrival	50% of total cost forfeited
Less than 28 days before scheduled arrival	100% of total cost forfeited

WE RESERVE THE RIGHT TO CANCEL YOUR BOOKING IF THE BALANCE IS NOT PAID BY THE DUE DATE.

ACCOMMODATION: The details of your accommodation will be sent to you shortly before your scheduled arrival date. In the unlikely event, beyond our control, this accommodation is not available we will try to offer you alternative accommodation. If this is not possible or you want to cancel your booking because you are not satisfied with the alternative offered you will receive a full refund of all monies paid to date with no liability accepted or compensation paid.

Only the persons named on the booking form are allowed to stay in the villa, and should the total number of persons exceed the legislated number without the appropriate notification, then we reserve the right to evict all occupants without compensation.

CHECK IN/OUT: Check in time is not before 4:00 pm on the day of arrival, and check out time is 10:00 am on the day of departure unless other wise noted prior to the stay.

POOL HEATING: If required must be ordered at time of booking and paid for within the final balance. Price per day is applicable for the entire length of your stay, including arrival day but excluding departure day. In the event the pool heater is requested and paid for we do not imply and cannot guarantee the temperature of the pool as it will vary according to several factors, the main one being prevailing weather conditions. In the event of pool heater breakdown our liability will be limited to refunding the pool heat money paid by the guest for the number of proven days the heater is out of action. No monies will be taken or compensation paid.

LIABILITY: During your stay we the owners do not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects however caused. The villa has a pool and we, as owners do not accept liability for injury or death howsoever caused as a result of use of the pool or surrounding areas.

Please bear in mind the villa is in a residential development, which consists of both residential and vacation homes. Therefore we as owners cannot be held responsible for any ongoing construction, alterations to existing villas or any noise or nuisance as a result thereof on or around the development.

FORCE MAJEURE: We as owners cannot accept, be responsible for or be liable in respect of loss, damage or changes caused by force majeure (e.g. Strikes, floods, terrorist activities, closure of airports, weather conditions or other events beyond our control)

COMPLAINTS: In the unlikely event of a complaint please contact the management company immediately. (Contact details will be provided on final confirmation.) If not resolved by the management company within 24 hours, you must put your complaint in writing within 7 days. Failure to adhere to these procedures will invalidate any complaint. Claims in respect to accommodation are limited to the total rental amount paid.

INSECTS: All homes are treated on a regular basis as part of pest and termite control, however as Florida is a tropical state, the presence of insects is inevitable and is no reflection on the cleanliness of the villa and is no cause for complaint. To minimize their presence inside the villa please ensure all windows and doors are kept closed when not in use.

INSURANCE: It is advisable that cancellation insurance is contained within your travel insurance.

BOOKING AMENDMENTS/CHANGES: Once the deposit has been paid, any changes to the booking (such as changes of pool heating requirements, etc) will be subject to a \$50 charge. This is what we are charged by our Management Company to make amendments for you.

HOME RULES & REGULATIONS: There are further rules and regulations listed in the villa in relation to use of villa facilities, equipment, etc, as well as legal & fire regulations. These must be adhered to at all times.

I/We have read and understood and agree to accept and abide by the terms and conditions of booking as detailed above on behalf of all persons for whom booking is made and confirm that I/we are authorised to act on their behalf.

Signed _____ Print Name _____ Date _____

Please return this signed form along with your deposit and keep a copy for your records.