

## Villa de Bendiciones Terms and Conditions of Rental

This contract is between the property owners and the party leader who must accept the conditions on behalf of all persons named on the booking form, including those substituted or added by agreed amendment of the booking. A contract exists when you have paid a deposit and we have accepted and confirmed your booking. The applicant accepts these conditions on behalf of all the members of the party. Only persons named on the booking form are entitled to use the property.

**BOOKING DEPOSIT.** A deposit of £100 is required per week, at the time of booking. Once the booking is confirmed, the deposit shall be non refundable but will be deducted from the total amount due.

**BALANCE.** The balance is due two calendar months prior to your arrival. The owners reserve the right to cancel the booking if payment is not received by the due date.

**CANCELLATION.** All cancellations must be sent in writing and will be effective on the date which they are received by Peter or Christine Holland. The following cancellation charges will apply:

<u>Notification period before start date</u>	<u>Cost payable</u>
More than two calendar months	Deposit only.
Between one and two calendar months	50% of total.
One calendar month or less	100% of total.

**VILLA OCCUPANCY.** The villa is licensed by Unicaja bank, Periana, Spain. Only those persons named on the Booking Form are permitted to stay at the villa for all or part of the rental period.

**ARRIVAL/DEPARTURE.** The rental commences at 17:00 hrs on the day of arrival and ceases 11:00 hrs on the day of departure. In order to allow adequate time to prepare the villa for your arrival, please do not attempt to enter the villa earlier than 17:00 hrs without the express permission of the owners.

**CLEANING.** The property will be cleaned, beds made up and towels changed between changeovers. Although the property will be cleaned after your departure we ask that it is left in a clean and tidy condition and all kitchen utensils should be washed. Please strip the beds before departure. Please note that for all rentals from 1<sup>st</sup> January 2018, there will be an cleaning charge of £100 added to the total cost of your booking (this charge is per rental, not per week).

### **SWIMMING POOL.**

The property has a private swimming pool. The owners do not accept any liability for any injury however caused as a result of the misuse of the pool. Under no circumstances is a person to adjust, turn or move any lever on the pool pump, heater or timer; you will be solely responsible for any damages that occur from adjusting any levers, or any other apparatus attached to the pool equipment. The boiler room is locked.

Please ensure children are supervised at all times and be aware of how quickly they can get from one part of the villa to the pool area.

The pool will be cleaned regularly, but we would ask you to use the net for removing leaves and insects.

Rain storms, high winds bringing sand deposits or the use of certain sun lotions can result in the pool water becoming discoloured during the course of your stay. Mild discolouration of the water is not hazardous to health. However, if this happens please inform the owners immediately and our pool maintainer will do his best to recover the situation.

For safety reasons please do not take any glass items on to the pool terrace or near the pool. There are plenty of plastic beakers and plates available for drinks and snacks by the pool. Ceramic items such as mugs for hot drinks should be kept away from the immediate pool area and any breakages cleared up immediately.

**INVENTORY.** No items may be removed from the villa. This includes linens and towels. Furniture may be moved between rooms at the permission of the owners.

**PETS.** Pets are not permitted.

**INSECTS.** Insects and small creatures are inevitable and are not a cause for complaint. Their presence is no reflection on the cleanliness of the property. Please do not leave food on counter tops or in the pool area after use.

**YOUR RESPONSIBILITIES.** We ask that you treat the property, its furniture, fittings, utensils and other facilities with respect. If you spill anything, please clean it up quickly. If you do not clean up the spill you will be responsible for having the stain removed. Any loss, damage or non-working items must be reported immediately to the owners, who will arrange for replacement/repair. Please make good or pay for any loss, damage or breakage. The owners reserve the right to ask you to pay for any damages to the property or its contents caused by any member of the party.

**LIABILITY.** The owners do not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects, however caused. Guests are reminded to exercise care as to the personal safety of themselves and all party members. Whenever possible valuables should be left secure and out of sight. All doors and windows should be closed and locked when exiting the villa.

**TRAVEL AND HEALTH INSURANCE.** Guests are advised to have appropriate travel/medical insurance in force for the period of rental. All matters arising with regard to loss or injury should be directed to the respective insurance company.

**SMOKING AND LITTER.** Smoking is not permitted inside the villa at any time. Please discard any packaging and cigarette butts in a responsible manner. The land adjoining the property belongs to local people, please respect their property and do not discard litter or food waste over the fence or railings. All litter should be bagged up and taken to the communal bins situated in Los Marines.

**SELF CATERING.** The villa is self-catering. You are responsible for purchasing food, paper goods, cleaning supplies or other necessities you require during your stay. An initial supply of soap, dishwashing detergent and washing liquid of plates and clothes and bathroom tissue is supplied. We ask that you replenish what is used.

**PROBLEMS OR COMPLAINTS.** In the unlikely event that you experience any problems with the property you must contact the owners who will do their best to assist and rectify the matter as soon as is practically possible.

Every effort has been made to ensure the accuracy of descriptions concerning the property and services. However, we can not be held responsible for any errors, omissions and changes beyond our control.

Peter and Christine Holland  
(January 2017)