

TERMS AND CONDITIONS

General conditions

1. Our agreement with you binds you and all members of your party, including children and any day visitors. It is your responsibility to ensure you and all members of your party are aware of, and accept the whole of this agreement and the obligations contained in it. It is effective from the date our agreement is formed and continues until the last member of your party has left the property (and includes any extensions of time to your booking).

Please ensure that you read and understand all of these terms and conditions.

2. Our agreement is formed when we have received the required payment.
3. Our agreement incorporates the entire contents of these terms and conditions, the booking form and any instructions given by our agent.

Price guarantee

4. We reserve the right to alter our prices, however on payment of your deposit we guarantee the cost of your rental will not change and is subject to our conditions of payment being adhered to and your booking details remain unaltered.

What is and isn't included

5. Included in the cost of the rental are the accommodation as booked, electricity, water, linen, bath and hand towels, except beach towels, English satellite TV, cutlery, crockery and utensils.
6. Excluded in the cost of the rental are flights, car hire, insurance and airport collection.

Before you book

7. You must be over 21 to make a booking and you will be responsible for the conduct of all members of your party.
8. Special conditions apply to all female or all male parties and are subject to our approval.
9. Pets or smoking are not permitted within the interior the property.
10. Only persons listed on the booking form are permitted to stay in the property.
11. We accept no liability or responsibility however or whatever caused for injury or loss as a result of the use of the property, or its facilities. It is your responsibility to supervise children on or in the vicinity of the roof solarium, balconies, stairs and swimming pools in or associated with the property.

Making your booking

12. Bookings are subject to availability.
13. To secure your booking we will require a non-refundable deposit of £100 together with a fully complete booking form. Confirmation will be provided once the cheque has cleared.
14. In addition a refundable security deposit of £100 or £300 for single sex parties, will also be required in advance, 8 weeks before the rental period and will be refunded after a

satisfactory inspection and inventory of the property.

15. The balance is to paid 8 weeks prior to commencing rental. If you do not make full payment in time we reserve the right to treat this as a cancellation of your booking.

16. If you cancel your booking the following charges will apply: deposit only for a cancellation up to 8 weeks before rental, and full rental cost for cancellation within 8 weeks before rental. In the unlikely event we cancel a full refund will be made.

17. Full payment, including refundable security deposit, will be required if booking is within 8 weeks of start of rental period.

18. Details relating to the collection of keys and directions to the property will be provided one week before departure.

Alterations to your booking

19. We will endeavour to assist you with any alterations you that you may want to make to your booking. Please contact us as early as possible as our ability to help will depend on the amount of notice given and availability.

Your stay

20. The rental period commences at 3pm on day of arrival and the property must be vacated by 10am on day of departure, unless otherwise agreed.

21. You are responsible for any damage or loss to the property except for fair wear and tear. All damages must be reported to our agent and the costs of repair agreed with and paid to the agent, from whom you should obtain a receipt. Minor breakages can be replaced in the local supermarket.

22. You are responsible for leaving the property, it's equipment, furniture and utensils clean and tidy at the end of the hire period. If our agent reports excessive cleaning is required a further charge will be made.

23. All refuse should be cleared from the property at the end of your stay and deposited in the communal bins at the end of the road.

Force Majeure

24. We or our agent(s) will not accept or be liable for loss, injury or delay caused by the following: strikes, riots, political unrest, hostilities, war or threats of war, terrorist activity, industrial disputes, fire, flood, technical or weather problems with transport, aircraft grounding or delays, shipping or delays to shipping, closure of air ports, or sea ports, weather conditions, or any other event beyond the control of ourselves or agents.