

Alder House - Terms and Conditions

Any reference to "Guests" will refer to those persons named on the booking form.

When completing and signing the booking form the lead party confirms they have read the following terms and conditions and understand they are responsible for compliance with them on behalf of all Guests. If you have any queries please do not hesitate to contact us for clarification before you sign the booking form.

Whilst we reserve the right to amend our prices at any time, we will confirm to you the current price at the time of booking. As soon as we have confirmed your reservation the price of the rental is guaranteed. This guarantee is Offered subject to our terms and conditions.

Terms & Conditions

Booking & Payment

To book your accommodation please contact us to make sure the dates you require are free. The booking will be confirmed when we receive your non-refundable £200 deposit and completed booking form. Details on how to make payments are contained within the booking form.

The full balance must be settled not later than 10 weeks before you are due to occupy the villa. Failure to make payment within the specified period will entitle us to cancel the booking and you will lose your deposit. Upon clearance of your final payment we will send out arrival details, directions, maps and key collection information.

We recommend appropriate 'Travel Insurance' is purchased.

Security deposit

Upon making the final payment a security deposit of £200 will be required against breakages, damage caused during the rental period. In the event of any charges being made you will be advised in writing otherwise the deposit will be refunded within 7 working days of your return.

Availability

The property will be available for occupation from 4:00pm on the first day of rental period and must be vacated by 11:00am on day of departure. Should you have a late flight it may be possible to rent the house for an additional day.

Please enquire as soon as possible. All rentals are inclusive of electricity, water and local sales taxes.

Alterations to booking

All requests to alter a confirmed booking must be made by lead guest in writing and must be confirmed by the owners in writing. Whilst the owners will try to accommodate any request to alter a confirmed booking (subject to availability) we make no guarantee that any alteration will be possible. If an alteration is not possible and the lead guest decides to cancel – the cancellation charges will apply.

Cancellation

In the event that you cancel your booking the following charges will apply:

More than 10 weeks before rental start date - Loss of booking deposit.

Less than 10 weeks before rental start date - 100% of rental cost, less security deposit.

In the event that we cancel your booking due to circumstances beyond our control including Acts of God, civil disturbances, riots, flood, drought, fire and legislation, only repayment in full of any monies paid in respect of the Reservation will be made.

We will do everything in our power to find suitable alternative accommodation through our management company and alternative sources, however we can accept no liability whatsoever in respect of any loss or damage sustained in these circumstances.

Breach of terms & Conditions

Failure to comply with any of the terms and conditions by any member of the party may result in your booking being cancelled/terminated. In

such circumstance all monies paid will be forfeited and the owners or management company accept no liability for any consequential loss incurred by any guest.

Guests

Only those persons listed on the booking form are authorised to use the property. Any changes to the persons booked to occupy the house must be notified to and confirmed by the owners before occupancy commences, this is to comply with State Law. The villa is licensed by Polk County, Florida for a maximum occupancy of [12] persons, including children and babies. Any persons occupying the villa overnight and not shown on the booking form will be requested to leave the premises by the Management Company.

Smoking & Pets

Smoking is not permitted anywhere inside the villa. If the management company finds any evidence of smoking inside the house during your stay this will be regarded as a serious breach of these terms and conditions and you will be evicted immediately. All monies paid will be forfeited and you will be liable for a deep clean fee- this will include but is not limited to, professional cleaning of all soft furnishings, linens, carpets etc. as well as a "clean air" fee, to replace all air conditioning filters and de-odorising costs. We have a strict no pet policy.

Swimming pool

The property has a private swimming pool. Guests are specifically requested not to allow children to use the pool area unsupervised, nor to swim unaccompanied and not to swim under the influence of alcohol, medication or other mind altering substances. The owners do not accept any liability for any accident, injury or death, however caused, as a result of the use at the pool area.