

## VILLA RENTAL TERMS & CONDITIONS

*CASA THERAZE* DREAM HILLS TORREVIEJA COSTA BLANCA SPAIN (“THE PROPERTY”) IS OFFERED FOR HOLIDAY RENTAL SUBJECT TO CONFIRMATION BY THE OWNERS TO THE RENTER (“THE CLIENT”)

TO RESERVE THE PROPERTY, THE CLIENT SHOULD SEND A £75.00 NON-REFUNDABLE DEPOSIT FOR THE DATES BOOKED AND THE OWNERS WILL SEND A CONFIRMATION OF THE BOOKING DETAILING PAYMENTS RECEIVED AND OUTSTANDING AMOUNTS OWED. THIS IS THE FORMAL ACCEPTANCE OF THE BOOKING. WHILST WE RESERVE THE RIGHT TO INCREASE OR DECREASE ACCOMADATION PRICES AT ANY TIME WE WILL CONFIRM TO YOU THE CURRENT PRICES AT THE TIME OF BOOKING AND AS SOON AS THE DEPOSIT IS PAID OR FULL PAYMENT RECEIVED THE COST OF THE RENTAL IS GUARANTEED AGAINST ANY FUTURE INCREASES. THIS GUARANTEE IS OFFERED SUBJECT TO OUR TERMS & CONDITIONS AND PAYMENT BEEN ADHERED TO AND PROVIDING YOU DO NOT MAKE FURTHER AMENDMENTS TO YOUR HOLIDAY ARRANGEMENTS.

THE BALANCE OF THE RENTAL IS PAYABLE NOT LESS THAN SIX WEEKS BEFORE THE START OF THE BOOKING PERIOD. IF PAYMENT IS NOT RECEIVED BY THE DUE DATE, THE OWNERS RESERVE THE RIGHT TO GIVE NOTICE IN WRITING BY POST OR E-MAIL THAT THE RESERVATION IS CANCELLED. THE CLIENT WILL REMAIN LIABLE AND THE BOOKING DEPOSIT WILL BE DEEMED NON-REFUNDABLE. RESERVATIONS MADE WITHIN EIGHT WEEKS OF THE START OF THE RENTAL PERIOD REQUIRE FULL PAYMENT AT THE TIME OF BOOKING. AN ADDITIONAL SECURITY INDEMNITY OF £100 IS REQUIRED ON ARRIVAL AND MUST BE GIVING TO THE MANAGEMENT COMPANY. THIS IS REFUNDED IN FULL ON YOUR DEPARTURE DATE PROVIDED THE KEYS ARE RETURNED, AND SUBJECT TO THERE BEEN NO DAMAGE OR BREAKAGES. EXPENSES OR LOSSES INCURRED WILL BE DEDUCTED FROM THE REFUNDABLE DEPOSIT.

IF THE GUEST WISHES TO CANCEL THE BOOKING HE SHOULD ADVISE THE OWNER IMMEDIATELY BY TELEPHONE FOLLOWED BY CONFIRMATORY LETTER. THE OWNER SHALL BE ENTITLED TO RETAIN ALL DEPOSITS ALREADY MADE.

YOUR HOLIDAY HOME RENTAL INCLUDES ACCOMADATION AS BOOKED, INCLUDING SERVICES E.G. ELECTRICITY & WATER (EXCLUDING AIR CONDITIONING WHERE THERE IS AN ADDITIONAL CHARGE.) TWO ELECTRONIC SWIPECARDS ARE ISSUED FOR ACCESS TO THE SWIMMING POOLS FOR A REFUNDABLE DEPOSIT OF €20. A €50 FEE MUST BE PAID TO THE MANAGEMENT COMPANY ON ARRIVAL FOR THE CLEANING OF YOUR VILLA ON DEPARTURE.

THE MAXIMUM NUMBER TO RESIDE IN THE PROPERTY MUST NOT EXCEED SIX WITHOUT THE OWNERS WRITTEN CONSENT.

THE CLIENT AGREES TO BE A CONSIDERATE TENANT AND TO TAKE GOOD CARE OF THE PROPERTY AND TO LEAVE IT IN A CLEAN AND TIDY CONDITION AT THE END OF THE RENTAL PERIOD. IT IS A CONDITION OF ANY BOOKING THAT YOU ARE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR ITS CONTENTS DURING YOUR STAY, AND YOU AGREE TO PAY FOR ANY SUCH DAMAGE. PLEASE INFORM THE MANAGEMENT COMPANY IN THE FIRST INSTANCE.

THE CLIENT AGREES NOT TO ACT IN ANY WAY THAT WOULD CAUSE DISTURBANCE TO THOSE RESIDENTS IN THE NEIGHBOURING PROPERTIES. ANY PERSONS IN THE PARTY WHO HAVE CAUSED / ARE CAUSING DAMAGE, DISTRESS, ANNOYANCE, NUISANCE OR DISTURBANCE TO ANY NEIGHBOURS OR OTHER RESIDENTS IN THE VICINITY ARE LIABLE TO BE ASKED TO LEAVE OR BE EVICTED. SUCH ACTION WILL NOT ENTITLE THE CLIENT OR ANY OF THEIR PARTY TO A REFUND OF ANY MONIES.

THE CLIENT SHALL REPORT TO THE MANAGEMENT COMPANY WITHOUT DELAY ANY DEFECTS IN THE PROPERTY OR BREAKDOWN IN EQUIPMENT AND ARRANGEMENTS FOR REPAIR OR REPLACEMENT WILL BE MADE AS SOON AS POSSIBLE.

WE RECOMMEND THAT THE CLIENT SHOULD HAVE A COMPREHENSIVE TRAVEL INSURANCE POLICY (INCLUDING CANCELLATION COVER )AND TO HAVE FULL COVER OF THE PARTY'S BELONGINGS WHICH SHOULD INCLUDE THEFT, LOSS AND DAMAGE, PUBLIC LIABILITY, MEDICAL EMERGENCIES AND TRANSPORTATION DELAYS ETC. SINCE THESE ARE NOT COVERED BY THE OWNERS INSURANCE. THEREFORE THE OWNER DOES NOT ACCEPT ANY LIABILITY FOR INJURY, DAMAGE OR LOSS CAUSED BY ANY REASON OR FOR ANY REASON OR FOR ANY CLAIM MADE AS A RESULT OF THIS BOOKING. THIS WAIVER IS ALSO APPLICABLE TO PEOPLE VISITING THE PROPERTY AS GUESTS. YOU ARE ALSO ADVISED TO OBTAIN FROM THE POST OFFICE FORM E111 WHICH ENABLES UK RESIDENTS TO OBTAIN EMERGENCY MEDICAL TREATMENT IN SPAIN.

THE OWNERS SHALL NOT BE LIABLE TO THE CLIENT, FOR ANY TEMPORARY DEFECT OR STOPPAGE OF PUBLIC SERVICES TO THE PROPERTY, NOR IN RESPECT OF ANY EQUIPMENT, PLANT, MACHINERY OR APPLIANCES IN THE PROPERTY, GARDEN OR SWIMMING POOL. FOR ANY LOSS, DAMAGE OR INJURY WHICH IS A RESULT OF ADVERSE WEATHER CONDITIONS, RIOT, WAR, STRIKES OR OTHER MATTERS BEYOND THE CONTROL OF THE OWNERS. FOR ANY LOSS, DAMAGE OR INCONVENIENCE CAUSED TO OR SUFFERED BY THE CLIENT IF THE PROPERTY SHALL BE DESTROYED OR SUBSTANTIALLY DAMAGED BEFORE THE START OF THE RENTAL PERIOD AND IN ANY SUCH EVENT, THE OWNERS SHALL, WITHIN SEVEN DAYS OF NOTIFICATION TO THE CLIENT, REFUND TO THE CLIENT ALL SUMS PREVIOUSLY PAID IN RESPECT OF THE RENTAL PERIOD.

UNDER NO CIRCUMSTANCES SHALL THE OWNERS LIABILITY TO THE CLIENT EXCEED THE AMOUNT PAID TO THE OWNERS FOR THE RENTAL PERIOD.

THE VILLA IS A SMOKE FREE ZONE AND WE RESPECTIVELY REQUEST THAT GUESTS DO NOT SMOKE INSIDE THE VILLA. THE MANAGEMENT COMPANY MAY EVICT OR REQUEST TO LEAVE ANY PERSONS FOUND DOING SO IN THE PROPERTY. ALSO NO PETS ARE ALLOWED IN THE VILLA.

THIS CONTRACT SHALL BE GOVERNED BY ENGLISH LAW IN EVERY PARTICULAR INCLUDING FORMATION & INTERPRETATION AND SHALL BE DEEMED TO HAVE BEEN MADE IN ENGLAND. ANY PROCEEDINGS ARISING OUT OF OR IN CONNECTION WITH THIS CONTRACT MAYBE BROUGHT IN ANY COURT OF COMPETENT JURISDICTION IN ENGLAND.

**“IT IS STRONGLY RECOMMENDED THAT GUESTS TAKE OUT HOLIDAY INSURANCE TO COVER CANCELLATION FEES AND ANY OTHER LOSSES WHICH MAY OCCUR.”**

**I AGREE TO PAY THE BALANCE SIX WEEKS PRIOR TO DEPARTURE. I ACCEPT THE TERMS & CONDITIONS ATTACHED ABOVE ON BEHALF OF ME AND MY PARTY. I AM OVER 21 YRS. OF AGE.**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PLEASE SIGN ABOVE AND RETURN BY POST WITH YOUR PAYMENT TO:

PAT & THERAZE CHAMBERS,  
34 BRILL PLACE,  
BRADWELL COMMON,  
MILTON KEYNES,  
MK13 8LR  
ENGLAND