



Detailed Terms and Conditions (Guest contract attachment)

- Booking:** We regret that we cannot guarantee to secure a date until we receive the deposit and completed booking contract. Florida law requires that all guest names be listed in booking contract. **Please note that all prices are in US\$.**
- Deposit:** Minimum Booking Deposit is \$250 US due within five days of booking confirmation email and is not refundable. Deposit amounts may be higher for longer term bookings.
- Balance:** Final payment is due no later than 60 days prior to arrival and may be earlier for longer term or peak season bookings. This will be outlined in the Guest Contract.
- Payment Administration:** No charge for payments made by cash, check or bank draft. Credit card convenience fee of 4%.
- Changes to Bookings:** Any changes or amendments to a booking may be charged at a rate of \$40 for each change. While we will do our best, we cannot guarantee that we will be able to honor requested changes.
- Accidental Damage Protection Fee**
A one time, non-refundable **Fee** per reservation of \$50 US for coverage up to \$1,500 US of accidental damage to the vacation home is payable at time of final payment. It takes effect at time of check-in and terminates on the booked departure date or the actual departure of the guest, whichever occurs first.
- Cancellation and Refunds Policy:** All cancellations must be made in writing to email address vacation@sandyridgevillas.com. Deposit is not refundable. If cancellation occurs 30 days or less prior to scheduled arrival, no refund will be issued unless we are able to replace the booking. If cancellation occurs prior to 30 days before scheduled arrival, 50% of the final payment fees will be refunded.
- We recognize that unforeseen circumstances such as illness can occur and recommend that guests purchase trip cancellation insurance from a private carrier.
- Arrival and Departure:** Arrival no earlier than 4:00 pm; Departure no later than 10:00 am.
We will do our best to accommodate special requests for check in and check out times.
- Lead Guest** acknowledges and understands that he (she) is a licensee of the Homeowner and not a tenant; and that he (she) is not acquiring any interest in the property.
- It is understood that the villa is privately owned including the furnishings.
- Neighborhood quiet time policy: 11:00 pm to 7:00 am**
- No Pets and No Smoking in the villa or on the property.**
- Accommodation:** Occupancy and use of the premises shall not be such as to disturb or offend neighbors or residents. The Homeowner (or designated Agent) has the prerogative to terminate this agreement and to ask disruptive Guests to vacate the home. Only the persons named on the booking contract are allowed to stay at the property to a maximum of 6 plus 1 person (rental cot – additional fee) at the same time. Exceeding maximum occupancy may result in immediate eviction and forfeiture of any payments. **The Lead Guest** must be 25 years of age or older.

Maximum occupancy is six persons. Exceeding the maximum occupancy may result in immediate eviction and forfeiture of any payments.



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If at any time we have to change your accommodation before check in due to reasons beyond our control, you will be notified in writing of your new accommodation. It is our intention to provide accommodation which is equivalent or better to that offered by Sandy Ridge Villas. No compensation will be paid in the event that we have to change your accommodation or in the event that you decide to cancel your booking because you are not satisfied with the alternative offered.

15. **Liability and Spa/Pool: Lead Guest** shall be solely responsible for any property damage, accident or injury caused to any person, or loss sustained by any person, arising out of, or in any way related to Guest(s) use of the premises and amenities. **Lead Guest** hereby agrees to indemnify and hold the Homeowner (or designated agent) harmless from any and all claims, including those of third parties, arising out of, or in any way related to Guest(s) use of the premises and amenities. **Children must always be supervised in pool area.**
16. **Pool and Spa:** Pool and spa heating (optional) is recommended between October and April. The temperature of the pool and spa are directly impacted by ambient temperature, sunshine, application of the pool cover when the pool is not in use and weather. While we will endeavour to ensure that the pool and spa are comfortable, the Homeowner cannot guarantee pool and spa temperature.
17. Should you choose to rent a BBQ (available through a third party), please be advised that it cannot be used in the screened lanai, pool deck or inside the garage (**Florida Fire Code**)
18. **Performance:** The Homeowner is responsible for keeping the villa functional as advertised. However, failures of electrical, plumbing and mechanical systems are not completely preventable. Should a failure occur during your stay, we will make every effort to have repairs made or limit the adverse effect upon you. Should the failure be due to negligence on the part of the guest(s), the **Lead Guest** will be responsible for associated costs.
19. **Lead Guest** is expected to leave the premises in clean, orderly and undamaged condition. We reserve the right to charge you for any damage or additional cleaning. For more information read **Accidental Damage Protection Fee which will be forwarded with final payment.**
20. Complete directions and access instructions to Sandy Ridge Villas will be issued once full payment has been received.
21. **In the event there are any problems or issues during your stay please refer to the house binder. Contact information for our Property Manager, Sharon Dennis is in the house binder along with other helpful information and a copy these Terms and Conditions.**

Important Additional Information

The following are subject to charges:

Security alarm – if you set off the alarm and the Property Manager and/or Sheriff are called out, a fee of \$65 is payable

Toilet – if the Property Manager is called out to unblock a toilet, a fee of \$65 is payable

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Travel Insurance

You have planned your vacation, **NOW PLAN FOR THE UNEXPECTED**

Travel insurance can protect you from certain unexpected risks.
Travel Insurance is HIGHLY RECOMMENDED for all reservations.

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