

# OrlandoReunionRental Rental Agreement

## Terms and Conditions

**Security Deposit** A non-refundable Security Deposit of US\$300 is required at time of booking, with full payment to be made 10 weeks prior to your arrival or at the time of booking, whichever is later. Failure to make these payments when required will result in cancellation of the booking and loss of the Security Deposit. To enable us to maintain our home to a high standard, the Security deposit is required to cover accidental breakage, excessive soiling, or international telephone calls over the included amount (\$2 credit for international calls per day), etc. Upon notification from our management company that the home is in good condition, the Security Deposit will be reimbursed to you within 10 days of the end of your rental period subject to any phone charges, cleaning, replacement or repair costs.

**Cancellation** of any bookings must be made in writing by the Lead Party person, and is subject to the following cancellation charges:

- Loss of Security Deposit if cancelled within 10 weeks prior to commencement of rental, or
- Loss of the Rental Fee if cancelled within 8 weeks of the rental commencement date (excluding Security Deposit which will be reimbursed).

Any changes in dates or times will be made only after permission has been given by OrlandoReunionRental or by its authorized agent or management. Without prior consent, early occupancy or late departure from the home will be subject to one extra day's rental (if available). If the home has incoming guests the day of your departure and you have failed to leave and we are unable to contact you, we will pack up all your belongings bring to the office and bill for the extra services.

The person(s) renting our home agree not to sub-let or share the property with any persons not named on the booking form.

Only two guests per bedroom are allowed to occupy the rental home. If additional guests not listed in the booking form are found to occupy the premise is in breach of this agreement and the guests will be asked to leave the home immediately and forfeit the rental and no refund will be due..

**No smoking is allowed within the house.**

**No pets are allowed.**

An adult must accompany anyone under the age of 18.

Children should be supervised at all times by adults, especially in the vicinity of swimming pools and surrounding lakes.

The owner will not accept responsibility or liability for any accident, injury, illness or damage to any person(s), or their property, that is sustained during the rental period, regardless of circumstances of occurrence. The client shall occupy the house in a quiet and dignified manner, protecting all contents against damage, loss or theft. The client is responsible for making good any damage caused by him or her. In case of any willful damage or loss, the owner reserves the right to cancel any arrangements made with the client without notice or compensation.

Neither the owner nor anyone directly or indirectly connected with the setting up of the holiday shall be liable for any loss, injury, damages to any person or property of the client or additional expense, delay or inconvenience which may be occasioned either by any defect in any vehicle,

appliance, equipment or Resort facilities, or through the acts, defaults or omission, of any company, firm or persons engaged in providing transport or other facilities or services in connection with the holiday or caused by force major events such as strikes, fire, flood or any other event beyond their control.

All reasonable steps will be taken to ensure that the client is accommodated in the house that is confirmed. Should the house become uninhabitable through accident or other unforeseeable reason the client will be offered alternative accommodation and every effort will be made to ensure that such accommodation is of a similar or better standard. If this is not acceptable rental payments will be refunded in full.

We are strictly a Non-Smoking home but have no objection to smokers doing so outside the home. If on your departure, however, our management company discovers that smoking has taken place inside (the odor will always give this away) and action has to be taken to remove the odor before the next guests arrive (after all, they have booked a non-smoking home) you will be charged for this service via your Security Deposit.

All reasonable steps will be taken to ensure that the villa is maintained to a high standard, but as the party responsible directly or indirectly for arranging the holiday may not have direct control over the villa owner or its management company, such party shall not be held liable for any acts or omissions over which they have no control.

Should any problems occur, our local management company must be contacted immediately at the contact number contained within the house. If after 24 hours of giving notice the problem has not been resolved, the renter should telephone the owner giving details of the problem.

Check in time after 4pm.

Check out time no later than 10am.

Each person named on the booking form is strongly recommended to take world-wide holiday insurance. It is the client's responsibility to take out adequate holiday insurance for all members of its party. In the event of a client becoming ill during the holiday, all hospital expenses are the client's responsibility and the owner will not be liable for a refund, either partial or total, of the airfare or Rental Fee paid. You are strongly advised to take out insurance to cover your complete trip from your home until your return.