

RESERVATION TERMS AND CONDITIONS

1. Who may stay

- Only guests listed on the reservation form may occupy the property.
 - The Party Lead must be at least 21 years old and accompany all guests under that age.
 - We do not host weddings, bachelor, or bachelorette parties; misrepresentation results in eviction without refund.
 - A government-issued photo ID of the Party Lead and/or cardholder may be required.
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2. Maximum occupancy

The total number of guests (including children) must not exceed the capacity of the property as stated on the listing. Exceeding these limits may result in eviction without a refund.

3. Payments

- A down payment is required to hold the booking as per the online quote.
 - The full balance is due **10 weeks before arrival**.
 - Bookings made within **10 weeks of arrival** must be paid in full at the time of booking.
 - Accepted payment methods include personal checks, cashier's checks, wire transfers, credit cards, and PayPal.
 - Credit card and PayPal payments are subject to a **4% processing fee**.
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4. Damage waiver or security deposit

Guests must choose one of the following prior to arrival:

Damage Waiver: A non-refundable fee covering accidental/unintentional damage reported in writing before departure. It does not cover rule violations, smoking, pets, or excessive cleaning.

Security deposit: A refundable deposit released 1–2 weeks after departure following a successful inspection.

- 3-bedroom homes: \$250
 - 4-bedroom homes: \$300
 - 5-bedroom homes: \$350
 - 6–7 bedroom homes: \$500
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5. Cancellations

All cancellations must be submitted in writing.

- **Non-Refundable Periods:** No refunds are issued for stays of **4+ weeks, holiday periods** (Easter, Passover, Independence Day, Thanksgiving, Christmas, New Year), or **in-progress stays**.
 - **Standard Stays (Cancellation Fee per week):**
 - ✓ **60+ Days Out:** \$175 (3-4 bed), \$250 (5 bed), or \$350 (6-7 bed).
 - ✓ **46–59 Days Out:** \$250 (3-4 bed), \$350 (5 bed), or \$500 (6-7 bed).
 - ✓ **45 Days or Less: No refund of prepaid rent.**
 - Travel insurance is strongly recommended.
 - **Except as specifically stated in the Severe Weather Policy**, events beyond the owners' control (including but not limited to: weather, natural disasters, war, government actions, or flight cancellations) do not qualify for cancellation or refunds.
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6. Changes to a confirmed reservation

- **Approval Required:** All changes to a confirmed reservation must be requested and approved in writing.
 - **Reclassification:** Any requested change may be treated as a cancellation of the original booking and remain subject to the fees outlined in Section 5.
 - **Administrative Fee:** At the owner's discretion, minor changes may be approved with a **\$75 administrative change fee**, plus any applicable difference in rental rates.
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7. Check-in and check-out

- Check-in is after **4:00 PM**. Check-out is before **10:00 AM**.
 - Late departure may result in an additional night charge (minimum \$100).
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8. Problems during your stay and condition of the home

- You must notify the management company or owner immediately if any problem occurs during your stay.
- No refund will be given if you leave without allowing reasonable time for the issue to be inspected or resolved.
- Any damage, breakage, or issues must be reported immediately, including anything noticed upon arrival.
- Unreported damage found after departure will be charged.
- Guests are responsible for:
 - Damage and breakages
 - Missing items
 - Excessive or additional cleaning
 - Late checkout
 - Any costs required to return the home and its contents to the condition in which they were at arrival
- The owners or their agents may enter the property when necessary to carry out maintenance.

- Homes are self-catering. A starter set of supplies is provided only. Guests must purchase additional supplies as needed.
 - If cleaning, repairs, or replacements delay the next guests from checking in, any compensation or refund paid to incoming guests may be charged to the Party Lead.
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9. House Rules and Prohibited Activities

- **Pet-Free & Smoke-Free Policy:** To maintain an allergen-free environment, all villas are **strictly pet-free and smoke-free** (including tobacco, vaping, and cannabis).
 - **Violations:** Non-compliance will result in immediate forfeiture of the security deposit **or** a specialized deep-cleaning fee based on villa size (whichever is greater):
 - **3 Bedroom:** \$250
 - **4 Bedroom:** \$300
 - **5 Bedroom:** \$350
 - **6–7 Bedroom:** \$500
 - **Quiet Hours & Conduct:** Excessive noise, parties, or illegal activities are strictly prohibited. Violations may result in **immediate eviction without refund** and/or additional law enforcement intervention.
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10. Pool and spa rules (if applicable)

- **Pool Safety:** Tampering with pool alarms is illegal and forfeits your deposit. Children must be supervised at all times. No diving. No glass in the pool area. No bubble bath or similar products in the pool.
 - **Pool heat:**
 - operates from 10:00 AM to 6:00 PM,
 - may be affected by weather or equipment conditions, and
 - credits may be issued at the owner's discretion for affected days only.
 - Pool-heat issues do not qualify for cancellation of an in-progress stay.
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11. Insects and pests

- Insects and pests are common in Florida and the home receives regular pest treatment.
 - If reasonably necessary, additional treatment will be arranged.
 - No refund will be issued unless the owners and management company are given adequate time to resolve the issue.
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12. Resort access passes and parking

- Resort access passes cost **\$20 Per Vehicle + Tax** (minimum one per reservation). Day visitors who do not stay overnight do not need a pass.
 - A maximum of **six vehicles per villa** is permitted.
 - The following vehicles are not allowed anywhere in the resort: RVs, campers, boats, buses, trailers, motor homes, house trailers, and commercial vehicles.
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13. Liability and Property Transfer Policies

- **Assumption of Risk:** Guests occupy the private villa at their own risk and are responsible for their own personal safety and the security of their property.
 - **Limitation of Responsibility:** Property Owners and their agents accept no liability for accidents, injuries, illnesses, or any loss or damage to personal property sustained during the rental period or while using resort and pool facilities, regardless of how they occur.
 - **Insurance Requirement:** It is the guest's responsibility to ensure that all party members and visitors have adequate vacation insurance to cover personal injury, medical needs, theft, and cancellation charges.
 - **Villas Offered for Sale:** Properties may be listed for sale without advance notice. In the event of a sale, the owners will strive to transition the booking to the new owner or suggest alternate rental options. If a booking cannot be transitioned and no alternate rental is accepted by the guest, the owners' responsibility ceases upon the full refund of all payments made toward the rental
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14. Severe weather policy

- **Mandatory Evacuation:** Full refund for unused nights.
 - **NHC Alerts (Watch/Warning):** Future stay credit issued for unused nights.
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15. Additional Maintenance & Service Fees

To maintain our high standards of safety and cleanliness, guests agree to the following property care policies. If additional professional services are required beyond a standard turnover, the following fees will be charged to the payment method on file:

- **Grill Maintenance:** A **\$50 professional cleaning fee** applies if the BBQ grill is not returned to its original clean condition.
- **Waste Management:** All trash must be bagged and placed inside designated bins. A **\$50 service fee** applies for loose trash, overflow, or excess waste left inside the home.
- **Climate Control (HVAC):** To prevent system freeze-ups, AC must be maintained at **72°F or higher**. Damage resulting from lower settings will be billed at the **actual cost of professional repair**.
- **Pool Area Safety:** For guest safety, glass is strictly prohibited on the pool deck. Any broken glass requiring professional drainage and cleaning will be billed at **actual remediation cost**.

- **Plumbing Integrity:** Only toilet tissue may be flushed. Any professional **plumbing service calls** required to clear clogs caused by prohibited items will be the guest's responsibility.
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16. House information and notices

- Posted signs inside the home form part of these terms.
 - Internet service is not guaranteed. Internet is for legal use only; owners will comply with 3rd-party requests for guest info regarding illegal activity.
 - Amenities, furniture, and services may occasionally be unavailable due to maintenance, weather, or damage by previous guests. No refunds will be issued for these situations.
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17. Legal

- **Severability:** If any part of these terms is found invalid, the remaining terms remain enforceable.
 - **Waiver:** Failure to enforce any term once does not waive the right to enforce it later.
 - **Governing law:** This agreement is governed by the laws of the State of Florida, USA.
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Reservations are not confirmed until written confirmation is issued.