

DKUS Vacation Rental Inc.

TERMS AND CONDITIONS.



Our standard procedure for booking is that you check our on-line calendar for available dates and contact us for a firm quotation. (www.dkusvacationrental.com)

Once you are happy and wish to proceed, we will forward our booking form and contract with details of how to pay the deposit.

Please read our standard terms of booking.

POLICIES

Default Minimum Stay: 4 nights, unless otherwise agreed upon.

Check In Time: 4:00 PM on day of arrival

Check Out Time: 10:00 AM on day of departure

Security Deposit: \$300 (must be paid along with your final balance – Will be refunded upon check after departure)

Reservation Deposit: 25%.

Cleaning Fee: \$150 if less than 7 nights stay.

US Taxes: 13% To be added to all rates.

BOOKINGS

An initial reservation may be made by telephone or e-mail and will be held for 3 days, after completion and return of our Booking Form. Deposit or Full Payment, as appropriate, will confirm the booking.

DEPOSIT & SECURITY DEPOSIT

Upon receiving the completed Booking Form we send an invoice with the total amount stating payment details. We require a 25% deposit to confirm the booking, which is non-refundable but will be deducted from the full rental amount due.

BALANCE OF PAYMENT

The balance of the payment is to be paid no later than 10 weeks prior to your arrival date. When a booking is made within 10 weeks of your arrival date then full payment is required.

We reserve the right to cancel the booking if payment is not received by the due date.

PAYMENT

We accept these types of payments:

Bank Transfers, PayPal & Credit Card through our website www.dkusvacationrental.com – payment.

CANCELLATION CHARGES

The guest may cancel the booking at any time after it has been confirmed. Cancellation must be made in writing or by e-mail. The following cancellation charges will apply:

- More than 8 weeks before arrival - Loss of Deposit
- Between 4 to 8 weeks before arrival - Loss of 50% of Total Cost
- Less than 4 weeks before arrival - Loss of 100% of Total Cost

If through circumstances beyond our control, it is necessary for us to cancel, which would be totally exceptional, we will refund any money paid, without interest or further compensation.

TAXES

Florida State Law prohibits subletting, sharing or assigning. Florida State Law requires all rentals are subject to Sales Tax & Tourist Tax.

OCCUPANCY

Only persons named on the Booking Form are allowed to stay in the house, any persons not shown on the Booking Form will be asked to leave. The maximum occupancy level is 14 people.

ARRIVAL & DEPARTURE

The rental commences at 4.00 p.m. on the day of arrival and ceases at 10.00 a.m. on the day of departure.

UTILITIES

All rentals are inclusive of electricity, water and installed telephone.

CLEANING

The property will be cleaned before your arrival and again on your departure. If you require extra cleans during your stay there is a charge of \$150 per clean.

USE OF THE TELEPHONE

A telephone is available for your use in the home.

POOL/SPA HEATING

During the period October to March pool heating may be required, this can be requested at the time of booking or upon arrival. There is an additional charge of \$25 per day plus tax. In the event pool heating is requested and paid for, the owners/management agent cannot guarantee the temperature of the pool as this will vary according to different factors, the main one being the prevailing weather conditions.

INVENTORY ITEMS

No inventory items must be removed from the house. This **includes** linens and towels. If linens or towels are found to be missing when management checks the villa money will be deducted from your security deposit. Any breakages or damage must be reported to the owner/management agent immediately.

INSURANCE

Clients are recommended to take out adequate holiday insurance to cover eventualities such as cancellation, accident, sickness and damage.

LIABILITY

The owner does not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects however caused as a result of the use of the home including the pool or spa. It is the responsibility of an adult member of the party to ensure that children are always properly supervised when in the pool, spa and surrounding area. Please bear in mind that the home is situated on a development, which consists of both residential and vacation homes. Therefore, the owner or management company cannot be held responsible for any ongoing construction, alterations to existing houses or any noise as a result thereof on or around the community.

COMPLAINTS OR DISATISFACTION

In the unlikely event of a complaint during your stay please contact the Management Company.

FORCE MAJEURE

The owner cannot accept or be responsible for or be liable in respect of loss, damage or changes caused by force majeure (e.g. strikes, floods, closure of airports, weather conditions or other events beyond our control).

NO SMOKING POLICY

Please note our home has a **STRICT NO-SMOKING** policy.

PETS

Our home **DOES NOT** allow pets.