

TERMS AND CONDITIONS

Guest must be at least 25 years of age

Please ensure you read and understand the following terms and conditions pertinent to your accommodation rental. If you have any queries, please do not hesitate to contact us Aba Vacation homes for clarification before you sign the booking form.

Whilst we reserve the right to increase or decrease accommodation prices at any time, we will confirm to you the current price at the time of booking. As soon as you have confirmed your booking and paid your deposit 50% or full payment due 30 days before check in, the cost of the rental is guaranteed against any further increase. This guarantee is offered subject to our terms and conditions and payment being adhered to and providing you do not make further amendments to your holiday arrangements.

Your holiday home rental includes Accommodation as booked, including services e.g.. Gas, water and electricity, (excludes pool/Spa heating unless otherwise stated).

NOT included in our rental prices: a) Flights b) Car Hire c) Holiday Insurance d) Pool Heating

Rates are subject to local sales.

A departure cleaning fee is charged on all bookings.

A deposit of 50% of total balance is required to confirm your dates and secure your accommodation. The reservation is not confirmed until your deposit is received.

The balance is due 4 weeks prior to arrival (or earlier). We will send out final instructions and check-in details, approximately 1 week prior to arrival date.

Bookings made within 4 weeks of the arrival date must be paid in full including the refundable security deposit.

We regret that pets are not permitted, parties is not allowed, smoking is not allowed inside any of the homes. Failure to observe these rules will result in a minimum \$250 charge against your security

Check-in is after 4:00 pm on the day of arrival; check-out is before 10:00 am on the day of departure for all homes. Failure to comply with this may result in extra rental charges which the Guest agrees to pay.

A security deposit is required for all bookings. A \$250.00 deposit is required on all homes. This deposit is required to provide security against any malicious damages, inventory discrepancies, excess housekeeping or excess trash. Subject to satisfactory inspection of the property, the deposit will be returned within 14 days after your departure.

Once a home has been confirmed it cannot be substituted for another home without financial penalties as per the cancellation policy. In the event that the reserved property cannot be supplied, due to reasons beyond the control of Aba vacation Homes, we will offer an alternative home of the same standard (or higher) OR full refund of all money paid.

All homes are provided with a basic starter supply of toiletries and kitchen supplies, guests are then responsible for purchasing/supplying all further supplies required for the duration of their stay. Every property is provided with a house information manual which will contain both general and specific information relevant to both the property and surrounding area. Attention should be given to the trash and parking requirements of the resort's Homeowners Association you are staying in as failure to observe the rules can result in a substantial fine imposed by the resorts.

Please note that: no refunds will be given for late arrivals, early departures or unused days of your

accommodation package. Under no circumstances can the security deposit be refunded on day of departure.

All bookings are subject to a \$59.00 Property Fee:

The Property Protection Fee is a damage waiver that will cover accidental or inadvertent damages up to \$500. The value of damage waived for accidental or inadvertent damages is based on the property size and location. Please be advised that intentional damage or gross negligence will result in additional costs. The damage must be reported by the guest prior to their check out.

No charge backs will be levied against any payments made in settlement of the agreed rental made with a credit card transaction as deposit, balance or full payment after the departure date.

CANCELLATION POLICY

Cancellation by the client: Cancellations must be received in writing and are subject to the following penalties:

Bookings canceled at least 45 days before the start of stay will receive a 100% refund. Bookings canceled at least 14 days before the start of stay will receive a 50% refund. Bookings canceled less than 14 days prior to arrival will receive NO refund.

If you have not paid the full amount of the rental and you cancel inside the nonrefundable period, Aba vacation Homes will charge your credit card the remaining balance due.

LIABILITY

Florida Magical Homes cannot accept liability whatsoever for any injury sustained by any guest or visitor to the house, grounds or swimming pool, or for any loss or damage caused to any possessions brought onto the rental property. Without any restrictions, Aba vacation Homes shall not be liable for any loss or damage arising in connection with the guest's stay in the property caused by matters beyond reasonable control, including acts of God, surrounding construction work, excessive disturbance of neighboring properties, failure of utility supplies such as water, electricity, gas or air conditioning. Although, we will make every effort to respond and minimize any disruption caused during the rental period.

BBQ

Use of the BBQ is provided free of charge. It is the responsibility of you (the guests) to purchase gas for your use of the BBQ (readily available near-by). The BBQ must be properly cleaned prior to vacating the property. A deduction from the security deposit of \$50 will be made for cleaning charges if the BBQ is not left in a clean condition.

It is against Florida law to use the BBQ within the screened pool enclosure, it must be positioned outside of the screened enclosure on the paving slabs provided. Any damage to the house or the pool screen caused by use of the BBQ will be chargeable, and deducted from your security deposit.

If the BBQ is faulty upon your arrival or becomes faulty during your stay, no refund will be granted.

I agree to pay the balance four weeks prior to departure. I accept the terms and conditions as stated on behalf of myself and my party. I am over 25 years of age.