

Section 1 - Arrival, registration and keys

- (1) On arrival the villa keys can be obtained from the key safe which is located at the property and instructions for access will be provided before departure.
- (2) Guests may visit but only if advised to SandyBlue Lda henceforth referred to as the Agent prior to the tenancy commencing.
- (3) The rental property is a non-smoking property.
- (4) The rental property is fully equipped and furnished.
- (5) Bed and bath linen and beach towels are included in the price.
- (6) The air conditioning cooling/heating is included in the rental price when used appropriately
- (7) The Tenant will receive two sets of keys for the villa for the duration of the rental period. One set of keys must be left in the key safe on departure. Please leave the other set on the dining table.
- (8) Lost keys will have a £50 fee deducted from the security money.
- (9) Pool heating is an extra and not included in the rental price - unless previous arrangements have been made
- (10) No pets are allowed in the property.

Section 2 - Arrival and Departure

- (1) The check in time on the arrival day is 3pm unless previous arrangements have been made
 - (2) The departure time on the day of departure is 10.30am unless previous arrangements have been made
- At the end of the rental period the Tenant is to vacate the property and return the keys to the key safe.
Tenant should leave the property in similar condition to that in which it was found.
Any additional cleaning costs incurred by the Agent may be passed on to the Tenant on discretion.

Section 3 - Cancellation and Early Termination

- (1) If the Tenant terminates this contract before the arrival date and doesn't name a replacement that accepts the same terms, they are responsible for paying the following penalty, as long as a further rental is not possible:
Termination – ALL cancellations including those upto 8 weeks before arrival will forfeit the deposit fee which will be deducted from the refunded rental fees.
Cancellation refunds:

Up to 8 weeks before arrival	Forfeit deposit fee or choose an alternate date of same published price.
4-8 weeks	50% of rate refunded
2-4 weeks	25% of rate refunded
Less than 2 weeks	No refund

The Advertiser can thereafter let the property to someone else.
- (2) If the Tenant terminates their stay before the departure date for any reason, they are still obliged to pay the full rental price.
- (3) Termination must be made in writing. The date of termination is considered to be date the document is received by the Agent.

Section 4 - Liability and Responsibilities of the Tenant

- (1) The rental property including the furniture, fittings and effects, in or on the property, in the same state of repair and condition as the commencement of the rental period. The property is to be left in the same state of cleanliness and general order in which it was found.
- (2) The Tenant is held responsible for the actions of other people in their party. The Tenant is liable for any damaged goods, damage to the property or damage to anything else related to the property (e.g. public areas), whether caused by themselves or their accompanying guests.
- (3) During the rental period: the Tenant shall not allow the property to be occupied by more persons than the maximum specified for the property on the Rental Contract. The Owners and their Agents shall have the right to enter the property at all reasonable times during the day (save in the case of emergency) for the purposes of inspection, cleaning and repair of the property and its equipment, fittings and contents. The Tenant shall occupy the property for holiday purposes and no other.
- (4) The tenant must dispose of their rubbish on a daily basis.
- (5) The tenant is requested not to change the temperature control in the fridge/freezer, it has been set at an optimum level. If the fridge/freezer has been found to have been tampered with and subsequently the freezer has over frosted, the Owner can pass additional cleaning costs onto the tenant.
- (6) The tenant is requested not to use 'fake tan' whilst in the villa. 'Fake tan' stains the sheets, towels and soft furnishings in the villa. If at the final inspection it is found that 'fake tan' has been used, the additional associated costs of cleaning and laundry or replacing the damaged linens will be passed on to the tenant.
- (7) On arrival all fixtures and furnishings are deemed to be in good working order and fit for purpose.
Faults that are found during the rental period are to be reported to the Agent immediately. Failure to report any faults will be deemed to have been caused by the tenant. The tenant will be liable for the cost of the repair.
- (8) Animals are not allowed.
- (9) Smoking is not permitted within the villa. Any breach of this condition will entitle the owner to withhold the entire security deposit. Smoking is permitted outside the villa in the garden areas, but, if any cigarette debris is found the additional costs of cleaning will be deducted from the security deposit.
- (10) Tenants are requested not to leave the air conditioning / heating on in the villa when they out of the premises. When using the cooling/heating please close windows and doors to optimise the efficiency of the cooling/heating. If it is noted by management that the guests are not in the villa and the air conditioning is on the guests may be liable for the additional cost which will be deducted from the security deposit or if it occurs more than once the management may remove the remote controllers for the units from the villa.
- (11) House rules: the Tenant agrees to follow the house rules:
 - Tenants are not permitted anywhere within the villa or garden, including pool and garden area to engage in activities which may disturb the comfort and tranquility of owners in the development.
 - No glasses or glass bottles are permitted in the pool area.
 - Diving is not permitted in the pool.
 - Parents must supervise their children at all times in the pool area.
- (12) The tenant agrees to complete the following before departing the villa:
 - Empty the refrigerator of any unwanted food & beverages
 - Wash and dry up any used kitchen items and return to the cupboards
 - Lock all doors and close all windows
 - Return all furniture to its original placement as on arrival
- (13) The Agent/Owner does not accept responsibility for accidents, loss or damage incurred while staying at the villa.
The use of amenities where offered, such as swimming pools are entirely at the user's risk. Availability of amenities cannot be guaranteed.
- (14) The Agent does not accept responsibility for loss or damage to the customer's belongings, personal injury or loss of life.
- (15) It is strongly recommended that the tenant obtains appropriate holiday and travel insurance at the time of booking the villa.

Section 5 - Contract Wording and Clause

- (1) Changes and alterations to this contract are required to be in writing.
- (2) If any of the legal requirements set out in this contract are inoperative or impractical, or become so after completion of the contract, the effectiveness of the remainder of the contract will not be affected.
- (3) The guest/tenant is bound to the conditions of contract by means of payment of the rental money.