

Booking conditions

1. The property known as "Villa Praia" (the property) is offered for holiday rental subject to confirmation by the owners to the renter (the client).
2. To book the property, the client should complete and sign the "reservation form" and return it together with the nonrefundable deposit (25% of the total rent due). Following receipt of the "reservation form" and deposit, the owner will send a "Confirmation of booking" invoice and statement. This is the formal acceptance of booking.
3. The balance of the rent is payable not less than two months before the start of the rental period. If payment is not received by the due date, the Owner reserves the right to give notice in writing that the reservation is cancelled. The Client will remain liable to pay the balance of the rent unless the Owner is able to re-let the property. Reservations made within two months of the start of the rental period require full payment at the time of booking.
4. Any chargeable expenses arising during the rental period should be settled before departure with the Owners on site.
5. A security deposit of 600 euros is required with the payment of the balance (two month before the start of the rental) in case of, for example, damage to the property or its contents. However the sum reserved by this clause shall not limit the Client's liability to the Owner. The Owner will refund the deposit at the latest one month after the end of the rental period.
6. The client is strongly advised to arrange a travel insurance (including cancellation cover) and to have full coverage for personal belongings, public liability, etc., since they are not covered by the Owner's insurance. Your personal home insurance often covers this holiday rental - please ask your agent for confirmation.
7. Cancellation will result in the loss of your deposit. If the cancellation is within two months of the start of your holiday period, the balance of your rental will be due. If we are able to re-let the accommodation your money will be refunded less any rental costs.
8. The rental period shall start at 5pm on the first day and finish at 10am on the last day. The Owner shall not be obliged to offer accommodation before this time and the Client shall not be entitled to remain after the stated time.
9. The property is designed for 8 guests. The owner may give a written permission to exceed this number.
10. All persons who will stay in the property must be named on the booking form at the time of booking and no other person may stay in the property or use its facilities without the written permission of the Owner. If permission is given, an extra charge may be made.
11. The client agrees to be a good tenant: that is to take good care of the Property to leave it in a clean and tidy condition on departure. The Owner reserves the right to make retain an extra 9 euros an hour from the security deposit to cover cleaning costs if the client does not leave the property in an acceptable state of cleanliness.

12. The Client agrees not to cause any disturbance. (Respect of the neighbours).
13. The Client and party have no rights whatsoever over the Property except for the duration of the holiday rental period. The Client shall not sublet the Property.
14. The Client shall report to the Owner without delay any defects in the property or breakdown in machinery/appliances, and arrangements for repair and/or replacement will be made by the Owner as soon as possible.
15. The Owner shall not be liable to the Client: • for any temporary breakdown or stoppage of public services to the Property • for any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes and other matters beyond the control of the Owner • for any loss, damage or inconvenience caused to or suffered by the Client if the Property is destroyed or substantially damaged before the start of the rental period and in such event, the Owner shall within seven days of the notification to the client, refund all sums previously paid in respect of the rental period.
16. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.
17. The use of accommodation and amenities is entirely at the user's risk and no responsibility can be accepted for injury to a user or visitor and loss or damage to the user's or visitor's belongings.
- 18.
19. No responsibility will be accepted for any loss or damage to a motor vehicle or its contents.
20. No animals are allowed on the Property.
21. No smoking is permitted inside the house.

This contract shall be governed by portuguese law in every particular form and interpretation and shall be deemed to have been made in Portugal. Any proceedings arising out of or in connection with the Contract may be brought in any court of competent jurisdiction in Portugal.