

# Terms and Conditions

The owners offer the properties known as Apartments 1a and 1c Carrer de la Punta Reina in Cala Mandia for holiday rental subject to confirmation to the renter. To reserve the Property, the client should complete the payment of the initial non-refundable deposit (25% of the total rent due). Following receipt of the booking and deposit, the Owner will send a confirmation receipt (normally by email). This is the formal acceptance of the booking.

The balance of the rent is payable not less than six weeks before the start of the rental period. If payment is not received by the due date, the owners reserve 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 owners are able to re-let the property. Reservations made within 6 weeks of the start of the rental period require full payment at the time of booking.

Subject to the clauses above, in the event of a cancellation, refunds of amounts will be made if the owners are able to re-let the property and any expenses or losses incurred in so doing will be deducted from the refundable amount. The client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc, since these are not covered by the owners insurance.

The client agrees to be a considerate tenant and take good care of the property and also agrees not to act in any way, which would cause disturbance to those residents in neighbouring properties. The client shall report to the owners agents without delay defects in the property or breakdown in the equipment, plant, machinery or appliances in the property, the arrangement for repair and/or replacement will be made as soon as possible.

The rental period shall commence at 3.00pm on the first day and finish at 11.00am on the last day. The owners shall not be obliged to offer the accommodation before the time stated and the client shall not be entitled to remain in occupation after the time stated.

The owner shall not be liable to the client: For any temporary defect or stoppage in the supply of public services (including Internet access) to the property nor in respect of any equipment, plant, machinery or appliance in the property or swimming pool or for any damage or injury which is result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the owners.

For any loss, damage or inconvenience caused to or suffered by the client if the property shall be destroyed or substantially damaged before the start of the rental period, in such event the owner shall within seven days of notification to the client, refund the client all sums paid in respect of the rental period.

The property is surrounded by gardens and parkland, where the insect world is still intact. Therefore you should expect to encounter Ants, Beetles and Mosquitoes.

This is not a defect and cannot be a reason to claim a refund.

**UNDER NO CIRCUMSTANCES SHALL THE OWNERS LIABILITY TO THE CLIENT EXCEED THE AMOUNT PAID THE OWNERS FOR THE RENTAL PERIOD.**

Januar 2010