

TERMS AND CONDITIONS

Before completing the Booking Form, please phone to check availability. We will take a provisional reservation over the phone and will hold it for 7 days to allow the Booking Form and deposit to arrive.

Before we can confirm your booking, the leading member of your party must complete and sign the Booking Form. The person who signs the Booking Form shall be deemed to act as agent for all persons shown on the Booking Form.

USE OF ACCOMMODATION - The Client shall ensure that the villa is used and kept in a quiet, safe, orderly and propertious manner, causing no offence, disturbance or damage within and/or to the accommodation or the users thereof. Our villa is a non smoking property and we ask you not to smoke inside the villa.

Under no circumstances may you sub-let or share your accommodation with anyone other than those named on the signed Booking Form without the written permission of the owners.

PAYMENT - Client shall, upon signing the Booking Form pay a deposit of £100.00 per week booked in respect of accommodation. All cheques should be made payable to Mrs A.K. McArdle. If you prefer, you can lodge directly into our bank account. Please ask for details.

The final balance must be paid by not less than 8 weeks before your departure date. Late or non-payment may result in cancellation of your reservation. If your reservation is made within 8 weeks of your departure date, then payment in full must be included with your Booking Form.

Upon payment of the balance due, the Client shall also pay a security deposit of £200. This deposit will be refunded to the client within two weeks of the end of the Period of Hire once the villa keys have been returned and the management has checked the inventory and villa for damage. The cost of any loss or damage will be deducted from (but not limited to) the £200 security deposit. In the event that a security deposit has not been taken you are responsible for the safe return of the keys and any costs associated with replacing them if lost.

CANCELLATION - Should you wish to cancel your booking, this must be done in writing from the person who signed the booking form and is subject to the following: -

- (a) Greater than 8 weeks from departure - loss of deposit only.
- (b) Between 8 weeks and 4 weeks - loss of 50% of total cost.
- (c) Less than 4 weeks - loss of 100% of total cost.
- (d) The security Deposit (if already paid) and optional extras - payment will be refunded.

INSURANCE - It is required that the client and others members of his/her party have suitable holiday insurance.

COMPLAINTS - If you have a complaint whilst on holiday, you must inform our Local Management Company immediately. They will do their best to resolve any problem on the spot. In the unlikely event that any complaint cannot be settled quickly, you should contact the owners in the UK. The owners cannot accept liability for any complaints that have not followed the above procedure and which are not received by them within 28 days of your return. Claims in respect of accommodation are limited to the total rental amount paid.

PUNCTUALITY - The Client will ensure that the villa is vacated by 10.00 am on the final day of the Period of Hire. Check-in is 4.00 pm onwards (or earlier by written agreement).

No liability is accepted for any loss or damage arising as a result of disruption of local services, electricity, water supply or sewage. Nor is any liability accepted for any loss, damage, delay or cancellation arising as a result of any force majeure. In respect of any other loss or damage howsoever arising and of whatsoever nature, in no event shall the owners' liability exceed the sum of US \$1,000,000 and all claims for indirect and consequential losses are hereby excluded.

As the property has a private pool, neither the owners, nor the owners' agents, accept responsibility or liability for injury howsoever caused, as a result of the use of the pool. It is the responsibility of the client to ensure that children are supervised by an adult at all times when using the pool and its surrounding area. If there are any children in your party or should any visit you during your stay you must use the pool in a safe manner.

Your contract is with Sean and Kathryn McArdle. This contract shall be governed and construed in accordance with the laws of Northern Ireland and in the event of any dispute the Courts of Northern Ireland shall have exclusive jurisdiction.