

Refund Policy

We strongly recommend that you take out holiday insurance to cover all circumstances.

1. General

- All bookings are subject to these terms and conditions.
- All prices are stated in USD.

2. Booking & Deposit

- A deposit of 25% of your total booking is required to reserve your dates.
- Your booking will be confirmed upon receipt of your deposit.
- Sending of the deposit confirms you and your parties acceptance and understanding of these terms and conditions as well as all other reference made on this website.
- The full balance is due 60 days prior to the date of departure.

3. Security Deposit

- You will be responsible for the safety and security of the accommodation, its contents and fixtures and fittings for the duration of the rental. This does not extend to normal wear and tear or to any loss caused that is out of your control.
- A security deposit of \$750 US **may be required (to be determined at time of rental)** to cover any breakages or damage to the premises or contents. This deposit will also cover any cleaning charges, other than those normally incurred during occupancy.
- Your liability for loss or damage caused is not restricted to the security deposit paid and we reserve the right to take action for the recovery of any additional losses sustained in excess of the deposit paid.
- All breakage or other loss incurred during the rental period must be reported to the owner within 24 hours of such breakage or loss.
- The deposit will be returned to the party leader within 30 days of vacating the condo, subject to satisfactory inspection based upon the check lists (please report any discrepancies within 24 hours of your arrival to avoid any conflicts).

4. Cancellation / Refunds

- **Any cancellations must be made in writing and will be subject to the following charges:**
 - **More than 90 days before arrival : Full Refund**
 - **Less than 90 days but more than 30 days before arrival: Loss of 50% of total cost**
 - **Less than 30 days before arrival : Loss of 100% of total cost**
- **We reserve the right to cancel the holiday and return any money paid.**
- **In the event that your dates are rented after your cancellation, these funds will be returned to you.**

5. Liability

- During your stay the owners or owners' agents accept no responsibility for any death, personal injury, accidents, loss or damage to persons or personal possessions however caused.
- We would strongly advise that appropriate travel and cancellation insurance is taken out for all members of the party traveling.
- Force Majeure - The owners or owner's agent cannot accept, be responsible for or be liable in respect of loss, damage or changes caused by force majeure (e.g. strikes, floods, closure of airports, weather conditions or other events beyond our control). In the unlikely event of a complaint during your stay, please contact the owners directly.
- No liability is accepted by us for loss of main services or failure of appliances, nor for the consequences of the actions or omissions of persons who may control supply of mains services, nor any actions taken in the vicinity of the property by any authority over which we have no control.

Please ensure you have read these terms and conditions carefully. The terms & conditions will be deemed acknowledged and accepted upon your final payment of balances owing.