

VILLA IONIA, ARILLAS, CORFU, GREECE TERMS AND CONDITIONS OF RENTAL

The private house to be rented known as Villa Ionia including its grounds located at Arillas, Corfu, Greece (Hereinafter called The Villa) is offered for rental on a self catering basis and subject to the person/s renting The Villa (Hereinafter called The Client or Guests) agreeing to be legally bound by the following terms and conditions of the lawful owner John Lanasis (Hereinafter called The Owner)

PAYMENTS AND RECEIPTS

An email or booking confirmation should be sent directly to The Owner by The Client and upon doing so the Client accepts the booking terms and conditions herein and agrees to pay the deposit and or full payment as per the following time scales:

A deposit of 30 % of the total rental amount must be transferred to The Owner by The Client within 72 hours of the time of booking. The Client shall transfer the balance not later than 90 days before the agreed date of arrival or if the date that the booking is made is within 90 days of the arrival date then full payment will be required within 72 hours of the time of booking.

If there is to be a delay in the transfer of the deposit then the Owner reserves the right to cancel the booking and re-offer The Villa to the market. If there is to be delay in the transfer of the rental balance then The Client must notify The Owner of this in advance of the due date. However if The Client cancels the rental after the balance due date then The Client shall still be liable to pay the balance in full.

Confirmation of all payments received will be made by email by The Owner to The Client as soon as funds are showing on The Owners account

CANCELLATION & REFUNDS

Because The Villa is the entire and sole rentable property unit, unlike a hotel which has many rooms where a cancellation of a room or two may have little effect, payments made for rental of The Villa are not refundable unless The Owner cancels the holiday provided such cancellation has not become necessary due to actions of The Client or due to the actions of any third party legal entity such as a public authority or any legal organization including airlines whose actions are beyond the control of The Owner. The Client may cancel the holiday and transfer their booking to other paying guests, those guests being subject to approval of The Owner. In respect of transfer of the rental to other guests then either a refund will be given to the original Client of the equivalent sum to that which the new guests have paid or the new guests can simply pay the original Client directly and The Owner would then retain the original sum. If the balance has not yet been paid then it shall become due as per the time scales herein. If The Owner is able to re-sell the dates then a refund will be given of the amount that those guests have paid. The Owner is not responsible for refunding payments for flights or other services or purchases and cannot be held liable for any losses incurred due to the actions of third parties as stated above. Clients are advised in all cases to carry travel insurance to cover them for cancellations caused by actions of third parties such as public authorities and airlines etc. If there is a cancellation by The Client or due to actions of third parties such as those mentioned then dependant upon availability it may be possible to offer The Client alternative dates however these new dates would most likely be within the same year in which the original reservation was to take place.

CHECK-IN AND VACATION TIMES

The Villa will be available from 2pm (local time) on the day of arrival unless otherwise notified by The Owner and must be vacated by 10am on the day of departure. If for example the guests arrive on a Monday and have reserved the house for 7 nights but their departing flight leaves in the early hours of the Tuesday morning then vacation time will still be 10 am on the Monday after they arrive unless otherwise agreed or an additional night has been booked. If a flight is scheduled to arrive at 03:00 am for example then The Villa will have been prepared and available from 2pm on the preceding afternoon thus that arrival time is part of the first night of occupancy even though The Client will not have actually have been there the evening before. It is therefore recommended that The Client books flights that are scheduled to arrive during daylight as the rental period cannot be extended unless it is available and a charge would be made for this.

DAMAGE AND SECURITY DEPOSIT

At the sole discretion of The Owner, a damages and security deposit of 1000 Euros is payable in cash upon arrival. This sum less any deductions necessary will be transferred to The Client within 7 working days of date that The Client is due to vacate Villa Ionia.

OCCUPANCY & USES

A list of all persons that will be occupying The Villa must be provided by The Client to The Owner by email in advance of the Arrival date and copies of those guests passports must be provided to The Owner on or before arrival.

For reasons of **Security and Insurance**, the Client is not permitted to host persons at The Villa who are not booked to stay in The Villa and no persons other than those listed on the booking and staff of The Owner may enter the Villa or the grounds at any time without prior permission of The Owner this includes subletting, business use and the holding of events and or functions of any kind.

All equipment, fixtures and fittings or decorative pieces at The Villa must not be altered in any way or removed from The Villa. Similarly no other items or objects of any type may be removed from The Villa at any time with the obvious exceptions of the key and the cool-box. All towels are provided for use at The Villa **only** and must not be taken to the beach or elsewhere outside of The Villa / grounds.

HOUSE RULES

The Client also agrees to abide by the House Rules of The Villa which will be provided prior to arrival.