A Casa Vermelha Rental Terms and Conditions. 2012

This agreement is made between the OWNER Darren Keohane and The RENTER A. Matthews

The RENTER A. Matthews agrees to the following terms and conditions:

For further information regarding our Terms and Conditions please view at [www.acasavermelhaportugal.weebly.com](http://www.acasavermelhaportugal.weebly.com)

Please print, complete and bring this Rental Agreement with you on your holiday.

**Payment:**

Payment of the rental amount (as specified below) plus the breakages deposit should be made payable to Darren Keohane.

Payment method and any necessary bank details will be confirmed during booking process. Payment options are: Internet bank transfer only.

The OWNER must receive the contract and 25% of the full payment (non-refundable) in order to secure the reservation.

Full payment must be received, 8 weeks prior to the start of the rental period in order to finalise the reservation.

Failure to fulfil this obligation will result in the reservation being cancelled.

Cancellations will result in the loss of payments made as they are non-refundable.

2. **Check-in /out:**

Check-in is after 3:00 pm on your reservation start date. Check-out time is before 10:00 am on your reservation end date.

This allows time to properly clean the villa. Key collection is on the day of your booking from the owner in person at the Villa, or from the key safe found on the premises for late arrivals..

3. **Occupants:**

Strictly limit occupants to those listed on the booking form; maximum number of occupants is 10 unless special permission is granted by OWNER; no pets allowed; admission will be refused or terminated if this condition is not met.

4. **Breakages Deposit:**

A £300 damage and breakages bond is required before your arrival along with passport checks of each guest upon arrival.

The OWNER will reduce the breakages deposit refund: if damage or loss is found on the check out day. If any of the Villa contents are missing; if garbage is not removed; or if excessive cleaning is required.

The Villa and its contents must be left clean and tidy for hygiene reasons at the end of the rental period (e.g. dishes washed and BBQS cleaned)

All Electricity, Gas, Water, Internet and Air Conditioning use, is included in the rental price.

Toll fares left to be paid by the RENTER will be deducted from the breakages deposit.

All deposits will be returned within 7 days of the termination of your booking minus any deductions necessary.

5. **Maid Service:**

Bed linen and towels are changed weekly. Maids will arrive between 10:00am and

4:00pm Usually Saturday or Sunday. Maids will generally tidy the villa.

The pool is cleaned weekly and the gardens are maintained fortnightly.

6. **Beach Towels:**

You have no need to bring your own beach towels with you as they are provided.

7. **Pool Use:**

Exclusive private use of the villa, grounds and pool is guaranteed during your stay.

8. **Risk:**

The use of the accommodation and amenities are offered on the condition that they are used entirely at the RENTERS own risk.

The OWNER cannot accept responsibility for accidents, injuries, illness, death or loss or damage to users' or visitors' property or belongings, including motor vehicles, however caused.

The Villa is insured for Public liability.

9. **Security:**

Please ensure the property doors and gates are double locked when vacating the premises. When going out, remember to take the key with you when you leave.

10. **Smoking:**

Strictly no smoking inside the Villa; please restrict smoking to the balconies and grounds. Damage from cigarette burns will be charged at full replacement cost to the RENTER. Please be very careful when discarding cigarettes.

11. **Force Majeure:**

We recognize that in the unlikely event that the accommodation is rendered uninhabitable due to fire, earthquake or any other means beyond owner control, OWNER liability will be limited to a refund of the monies paid and (after insurers approval) additional accommodation costs incurred by the renter .

The reservation date is as follows

Arrival Thursday the 2nd of August 2012

Departure Wednesday the 15th of August 2012

Total cost is £1100 per week.

I confirm the above details are correct and form a legally binding agreement between

The OWNER Darren Keohane

And A Matthews

The RENTER

01 05 2012

Please find below details of our Insurance policy

POLICY SCHEDULE

**RESIDENTIAL HOME INSURANCE**

**PORTUGAL**

Policy underwritten by Lloyds of London

**Darren and Juilet Keohane**

A Casa Vermelha

Casal De Macedo

Figuerio Dos Vinhos

Portugal

**Insured address**

A Casa Vermelha

Casal De Macedo

Figuerio Dos Vinhos

Portugal

**Policy:** ISHH2877502DKeohane

**Cover start date: 02/03/2012**

**Period of insurance:**1 year

**Building:** Standard

**Property:** Houses / Villas -standard construction. - 5 bed, plus Swimming Pool

.

**Section Sum insured Premium**

1. Buildings £1 Million
2. Contents £35000
3. Public liability -£5 Million
4. Accidental damage Included
5. Accidental damage by tenants Included

Single article limit £10,000 with a maximum for all risks of £2,500 and jewellery of £5,000

Standard policy excess also applies to accidental damage by tenants.

Policy excess £150 each and every claim.

**Intasure** Suffolk House, George Street, Croydon, CR0 1PE, United Kingdom

**Tel: +44 (0)208 274 6777 Fax: +44 (0)208 274 6778** [**www.intasure.com**](http://www.intasure.com)

Intasure is a trading name of Blenheim Park Limited. Authorised and regulated by the Financial Services Authority.

Registered in England no. 4990061.

Please note our policy will not cover tenants for loss of personal items whilst staying at A Casa Vermelha.

We recommend you have your own Holiday insurance for personal items like jewellery, iPods’ etc.