



### Holiday home Vila Maria, Carvoeiro

If any provision in these terms and conditions is found to be invalid, the remaining terms and conditions will remain in full force and effect and the potentially invalid article will be deemed to be in accordance with the apparent intentions of the parties involved. Prices are All-in, no surprises. Everything except the municipal tourist tax is included as:

- 2 x a week cleaning lady (Autumn/Winter 1 x a week)
- Aircons, Firewood, WiFi, Washing Machine, Dryer, Freezer, Heating Panels
- 1 x per week clean towels and beach towels, clean linen, gardener, pool maintenance
- Gas, Water, Electricity\* and Firewood
- End cleaning

**Booking:** To make a booking of the villa, we request that you fill in the reservation form/your details on the calendar on [www.Algarve.NU](http://www.Algarve.NU) or send us an email. When the villa is available in the desired period, we will keep the accommodation in option for you for two days. Also when you book via a portal, you will receive a confirmation email from us in which the necessary information is provided to make the booking final. Our reply also states the total booking amount and the amount of the deposit. After receipt of your (down) payment, the booking is final and you have accepted these conditions. The remainder of the booking sum is due 8 weeks before the start of the stay. In the event of late payment, you will receive a reminder email with the request to make the payment within 4 days, unless otherwise agreed. If the amount owed is not in our possession in time, you therewith cancel the booking and the cancellation conditions (see below) apply. When a booking is made within 8 weeks before the start of the stay, the full amount must be paid within 3 working days. If the landlord is not in possession of the total amount due on the day of arrival, the landlord is



entitled to deny the tenant access to the accommodation, without prejudice to the landlord's right to full payment of the agreed total rental amount.

**Breakage deposit:** A breakage deposit is not requested. The tenant must behave as a good tenant and is legally liable for any damage to the rented property. The tenant undertakes to report any damage or malfunction of equipment to the landlord by email.

**Bills:** Costs for water, gas and electricity\* are not charged, but the landlord reserves the right to charge costs in the event of excessive consumption, such as e.g. leaving the air conditioning(s) on during your absence.

**Cleaning costs:** The costs for the (end) cleaning are included in the rent. The tenant leaves the villa in a tidy condition so that the maid can quickly prepare the villa and terraces for the next residents.

**Pets:** Pets are allowed in consultation.

**Smoking:** Smoking is not allowed in the villa. Deodorization costs 120 euros, to be paid the day before the departure date.

**Accommodation:** The reserved accommodation is exclusively for the use of the guests mentioned in the booking form. It is not allowed to let other people stay overnight or to make use of the facilities unless prior written/email approval from the owner. Use for commercial activities is not allowed.

**Tourist tax:** The municipality places the obligation to collect and remit tourist tax on the landlord. Tourist tax is stated separately on the letter of offer and/or booking confirmation. When refusal to pay the tax, the tenant may be denied access to the rented property.

**Cancellation:** If you wish to cancel your booking after making your (deposit) payment, please inform us as soon as possible by e-mail. In the event of cancellation, the tenant owes the following:

- Up to 8 weeks before the start date of booking, 30% of the rent.
- Within 8 weeks before the start date of booking 100% of the rent.

We advise you to take out travel and/or cancellation insurance.

**Arrival and Departure:** Vila Maria has no fixed arrival and departure days. This means that, when the accommodation is available, you can arrive and/or leave on any day. The minimum length of stay is 7 days.

The house must be handed over in accordance with the house rules and at the latest by 10.00. You are kindly requested to inform us of your estimated time of arrival. This gives us



and the maid the opportunity to prepare the accommodation in time for your arrival. New guests are welcome from approx. 2 p.m.

Key: Well before your arrival, the landlord will send you a message with the codes of the key safe and the alarm system. If the key/fob of the alarm system is lost, Euro 40 will be charged for replacement.

\*Electric car. Charging an electric car through the mains is strictly prohibited and may cause damage to your vehicle or the mains. Landlord is not liable for this. There is a charging station at the villa and conditions for use apply.

Acceptance of the conditions: By making a booking you indicate that you have taken note of these conditions and that you have accepted them.

Final provision: These booking conditions are governed by Dutch law and any disputes will be must be dealt with by a competent court in Middelburg or Breda unless otherwise applicable under private law. Landlord is in no way liable if local entry and/or exit conditions are not met by clients.

