



227 Sunset Road
Rotonda West, FL 33947
U.S.A.

Booking & Payment Terms



BOOKING

By making an online reservation/booking, placing a booking by phone, or signing and submitting a booking form by mail, email, or any other means, you acknowledge these booking terms as a **binding contract** between you - also on behalf of all other members of your travel party - and Ruediger and Anke Schoenbohm, Emil-v.-Behring-Str.1, 35041 Marburg, Germany.

PAYMENT, RESERVATION AND SECURITY DEPOSIT

After your booking and our confirmation that the requested travel dates are available for rental of the villa, a **deposit of 30% of the total amount is due**. Your travel dates are only firmly reserved once this deposit has been received. Until the deposit has been received, we are unfortunately unable to guarantee the reservation. The remaining rental balance and the security deposit must be paid no later than **8 weeks before the start of the rental period**. For bookings made less than 8 weeks before the start of the rental period, the full amount is due immediately at the time of booking. We accept payments by (ACH) **money transfer, Zelle, PayPal** (private transfer only). No checks or credit cards. If payment is not made on time, your booking may be forfeited.

SECURITY DEPOSIT

Payment of a security deposit is mandatory. If any damage occurs during your stay - which can of course happen from time to time - we kindly ask that you **notify our local contact persons immediately**. Their contact details can be found in the information folder provided in the house. After your departure and before the next guest arrives, the house is **routinely inspected thoroughly and carefully**. If any defects or damage are found,

we will document them accordingly; whenever possible, photographs will also be taken. In that case, we will inform you promptly of any repair or replacement costs, although we ask for a reasonable amount of processing time. If the house, outdoor area, or inventory is damaged in any way, the related costs will be deducted from the security deposit. Any refund will only be issued after the item in question has been repaired or replaced. If the security deposit is not sufficient to cover all damage, repairs, or replacement costs, we will invoice you for the difference. You agree to pay any additional damage or charges **within 7 days** after notification and supporting documentation have been provided. If no issues are identified, we will generally refund the security deposit **within 48 hours** after departure. Please provide us with valid bank details in good time for this purpose.

CANCELLATION AND REFUNDS

If you cancel your booking **more than one calendar month** before your arrival date, we will refund your deposit in full. If you cancel **between 4 and 2 weeks** before arrival, only the deposit (30%) will be forfeited. For cancellations made **within 2 weeks** of arrival, 100% of the rental amount will be due. We therefore strongly recommend purchasing appropriate trip cancellation insurance.

SMOKING

Our home is a **non-smoking property**. Smoking is not permitted anywhere inside the house or on the property. If a smoke odor is detected inside the house, we will - also in consideration of future guests - have to arrange for a deep cleaning at your expense.

OCCUPANCY / MAXIMUM CAPACITY OF THE VILLA

The number of guests may not exceed the number stated in the property description or booking form unless we have given our prior written or email approval. The property may not be re-rented or sublet, in whole or in part, to other groups, parties, or individuals. Temporary visitors are exempt from this rule.

LIABILITY, DUTY OF CARE AND SUPERVISION / INDEMNIFICATION

You acknowledge that you are **responsible and liable for the safety and well-being** of all your guests, as well as any third parties or other persons whom you invite to our house during the rental period. Use of the house, its facilities, and any additional items provided, such as the grill, bicycles, or beach equipment, is **always at your own risk**. Any liability on our part or on the part of our local property managers or service providers is generally excluded.

You and your guests are required to exercise due care while on our property during your stay and, in particular, to watch children who may be playing in the yard or in/around the pool. The villa is equipped with a removable **pool safety fence**, which **MUST** always be installed whenever small children, persons with disabilities, or other individuals with limitations are near the pool. In addition, the pool is equipped with a permanently installed warning system. Use and operation of this system are described in detail in the house information provided. **Children MUST be under the supervision of an adult** at all times while in the villa.

We kindly ask that you behave responsibly, politely, and considerately during your stay. Please also be mindful of our neighbors. Thank you very much! 😊

Effective: 01/01/2026