



Terms and Conditions of Hire

Villa Rental Terms and Conditions

6-Bedroom, 4-Bathroom Villa

Property Address: 7793 Basnett Circle, Kissimmee, FL 34747, USA

1. Booking and Payment

1.1 A reservation is confirmed only upon receipt of the required deposit and a completed booking form.

1.2 A non-refundable deposit of **25% or \$500** is required at the time of booking.

1.3 The remaining balance must be paid in full no later than **60 days** prior to arrival.

1.4 Bookings made within **60 days** of arrival must be paid in full at the time of reservation.

2. Security Deposit

2.1 A refundable security deposit of **500\$** is required prior to check-in.

2.2 The deposit will be returned within **7 days** after departure, subject to inspection of the property.

2.3 Deductions may be made for damages, excessive cleaning, or violation of these terms.

3. Cancellations and Refunds

3.1 All cancellations must be made in writing.

3.2 The deposit is non-refundable.

3.3 Cancellations made within **60 days** of arrival may result in forfeiture of the full rental amount.

3.4 No refunds will be issued for early departures or no-shows.

4. Check-In and Check-Out

4.1 Check-in time: **16:00**

4.2 Check-out time: **10:00**

4.3 Early check-in or late check-out may be available upon request and may incur additional fees.

5. Occupancy

5.1 Maximum occupancy is limited to **12 guests**, in accordance with local regulations and property guidelines.

5.2 Only guests listed on the booking confirmation are permitted to stay overnight.

5.3 Parties, events, or gatherings exceeding the occupancy limit are strictly prohibited.

6. Use of Property

6.1 The property is intended for residential vacation use only.

6.2 Guests agree to maintain the property in good condition and respect neighbors and community rules.

6.3 No illegal activities are permitted on the premises.

7. Resort Rules and Amenities

7.1 Guests must comply with all resort rules and regulations.

7.2 Access to resort amenities is subject to availability and may be governed by separate rules.

7.3 The owner is not responsible for temporary closures or restrictions of resort facilities.

8. Pool and Safety

8.1 The property includes a private pool; use is at the guest's own risk.

8.2 Children must be supervised at all times.

8.3 Pool heating (if available) may incur an additional charge and must be requested in advance.

9. Maintenance and Repairs

9.1 The owner or management reserves the right to access the property for maintenance or emergency repairs.

9.2 Any issues must be reported promptly to the property manager.

9.3 No refunds will be issued for minor or temporary inconveniences beyond the owner's control.

10. Cleaning

10.1 A cleaning fee of **\$250** may be applied per stay.

10.2 Guests are expected to leave the property in a reasonable condition.

10.3 Excessive cleaning requirements may result in additional charges.

11. Pets and Smoking

11.1 Pets are **not allowed** unless otherwise agreed in writing.

11.2 Smoking is strictly prohibited inside the property. Evidence of smoking may result in additional cleaning fees.

12. Liability

12.1 The owner is not responsible for loss, theft, or damage to personal belongings.

12.2 Guests use the property and its amenities at their own risk.

12.3 The owner shall not be liable for injury, accident, delay, or inconvenience arising from the use of the property.

13. Force Majeure

13.1 The owner shall not be held liable for events beyond their control, including but not limited to natural disasters, government restrictions, or utility failures.

14. Governing Law

14.1 These terms shall be governed by and construed in accordance with the laws of the State of Florida.

15. Agreement

15.1 By confirming the booking, the guest agrees to abide by these Terms and Conditions.

15.2 Failure to comply may result in eviction without refund.

Owner/Manager Contact Information:

JasMas Properties LLC
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