

Homes and Villas International / Great Trips Unlimited

BOOKING CONDITIONS CONTRACT

1. General:

HomesAndVillas International.com / Great Trips Unlimited, Inc. acts only as a letting agent for the property Owner or cooperating agency and is referred to in this agreement as the Agent. The contract is between the Owner and the Renter. A booking shall be considered firm when the signed Booking Conditions Form and the deposit or full payment have been received by the Agent.

2. Published Information:

We take care to insure the accuracy of the information provided. To the best of our knowledge, all information is accurate. The Renter must accept that minor differences may arise between photographs and/or verbal/written descriptions and the actual property. All distances given are approximate. We reserve the right to make changes to the web site. The Renter will be advised of any such changes prior to booking. Occasionally, problems may arise which may mean that some facilities or services provided by the Owner are unavailable. We will contact whenever we are informed of this. We cannot accept responsibility for any changes or closures to local area. It is Renter's responsibility to make specific needs known and to insure that the property selected fits his/her needs.

3. Rental Tariffs

Prices on the web site are correct to the best of our knowledge although errors and omissions can occur. Prices are confirmed with the owner before the Renter is invoiced. If an owner raises a price between the time you commit to the booking and the time we invoice you, you may be invoiced at the new rate. If the rate is changed after you are invoiced, the new rate does not apply to your booking.

4. Payment:

Deposit or full payment is due at the time of booking. Balance payments are due two months before the rental date. If the balance of the cost is not received in accordance with the booking agreement, the booking may be canceled and the deposit forfeited. For bookings made less than eight weeks prior to the rental date, payment must be made in full at the time of the booking.

5. Security Deposits

Most Owners require a security deposit. Unless otherwise advised, it will be collected on arrival by the Owner or his/her representative. This deposit shall be paid in the currency of the country in which the rental property is located. The security deposit is refundable, less any damage or loss and less heating, electricity and telephone costs, where applicable. The deposit will be refunded at the time of departure or within fourteen days after departure, depending upon the property. We require credit card information in case you neglect to bring the security deposit money with you or in case damages or losses exceed the security deposit required for that property. You will be notified prior to any charge transaction.

6. Cancellation by You:

If you wish to cancel your booking, notify us immediately. Owners are not obligated to give a refund for a cancellation. If an owner gives a refund, s/he does so only if the property is re-booked. We will endeavor to re-let the property; however, you will remain liable for payment of the full amount of the rental. It is not always possible to re-let the property.

7. Refunds:

We operate in accordance with each Owner's refund policy. We are not responsible for alternate policies regarding the Owners' refund policies. All refunds, when allowed, are subject to a rebooking charge which will be taken from the amount of the refund before it is credited to the Renter. Service charges, banking charges, accessory or additional labor charges are not refunded.

8. Cancellation Insurance:

We strongly recommend that clients be covered by Cancellation Insurance. Cancellation insurance is not included in your rental fee. We will give you information regarding cancellation insurance.

9. Cancellations by Us:

We accept all bookings in good faith with the Owner. In the unlikely event that the Owner has to make alterations to your booking, including cancellation, we will endeavor to offer you comparable accommodation. If the only alternative property is a higher price, we charge the difference. If you decline to accept the alternative accommodation, we will refund the full amount of your rental minus any fees charged by your financial institution.

10. Alterations by You:

Alterations of a confirmed booking can rarely be made; however, occasionally we can change a date of renting a property if the Owner is willing and able to do so.

11. Renter Obligations:

The Renter agrees:

To pay for all fuel, electricity, telephone and other extra charges, if applicable for the rental;
To pay for any damage caused by Renter or Renter's guests' negligence, excluding reasonable wear and tear;
To care for the property and leave it in a clean and tidy condition;
To not allow the property to be occupied by more than the number of persons stated on the web site;
To cause no nuisance or annoyance;
To allow the Owner and/or a representative reasonable access to the property. In an emergency, the Owner and/or representative may enter the property without notice;
To present a Security Deposit to the Owner or representative on arriving at the property, unless other arrangements have been made in advance.

12. Party Booking

The Renter named on the agreement will be responsible for all members of the party. Lack of compliance dictate that the Owner or the owner's representative can refuse right of entry and, in this situation, no fees shall be refunded.

13. Renters with Special Needs

HomesAndVillasInternational.com / Great Trips Unlimited is dedicated to providing the highest quality accommodation to travelers with limitations of mobility or vision. We seek out properties that accommodate travelers with mobility limitations. Every property we represent has an Accessibility Notice in our web site description. Unfortunately, many older buildings cannot be adapted for mobility limitations because of their historical significance or building restraints or both.

14. Equipment and Other Services Charges:

Once payment has been made in full, fees for additional equipment and/or other services are not refundable.

15. Complaints:

The quality of all of the properties that we represent is considerably above average and they represent good value. We make every effort to insure that descriptions are accurate, but neither this or any other representation made by us will create liability on the part of HomesAndVillasInternational.com / Great Trips Unlimited, its owners or its employees.

Any complaint regarding the property must be communicated to the Owner of the property or his/her representative and to HomesAndVillasInternational.com / Great Trips Unlimited in writing while still in residence. It is the Owner's responsibility to resolve disputes regarding Renter complaints.

16. Provisional Reservations:

Provisional reservations can be accepted by telephone and e-mail, but they must be confirmed within three (3) working days by a deposit equal to 50% of the total rent or the entire cost of the rent if the date is 60 days prior to the holiday.

17. Time of Letting:

Check in is typically after 3 pm and check out is typically before 10 am. Some properties have different times. This will be noted on your Arrival/Directions page.

18. Limitation of Liability:

Great Trips Unlimited is not responsible for any loss or damage to the property or any Renter (including vehicles and contents). The Owner is not responsible for any loss or damage to the property or to any Renter, including vehicles and contents except if this arises from proven negligence or default of Owners.

19. Contract:

This contract is made on the terms of the booking conditions which will be governed by the courts in the country of the property. If specific conditions are found to be invalid or unenforceable, the remainder will not be affected.

20. Previous Verbal or Written Statements:

The current web site and booking conditions cancel all previous written and verbal statements.

Rental Information:

Client Name: _____	Invoice #: _____
Property Name: _____	Property Location: _____
# Guests: _____	Rental Rate: _____

Dates Booked:

From _____	To: _____	# Nights: _____
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Client Information:

Address: _____	State _____
City: _____	Country _____
Zip/Postal Code: _____	
Email: _____	

Telephone Contact Information:

Home: _____	Mobile: _____	Work: _____
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Please list below the names of all who will be staying at the property. Please include the ages of all children under 17 years.

Please provide us your complete flight information if you have it so that we can send it to the property owner.

I agree to the above conditions. My signature on this page indicates my agreement with all of the previous pages.

Signature _____	Date: _____
Please Print Name Clearly: _____	

