

# Florida Villas For Hire

Luxury Accommodation in Hampton Lakes

Dear All,  
Having the most amazing time  
here in Florida.  
The villa is absolutely perfect to  
get to Disney World and all the  
other attractions. There's so much  
to do!  
We have our own private swimming  
pool and the kids would be happy to  
stay here and not go out.  
You really ought to book your  
holiday here as soon as possible -  
you won't be disappointed.

Debbie & Chris

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**BROCHURE 2005**

# HAMPTON LAKES

## Location

Set within the prestigious area of Hampton Lakes, our luxurious villa is the ideal place to create a memorable holiday.

The stunning palm-tree speckled community of Hampton Lakes is the perfect place for the whole family. Beautifully landscaped and set amid gently rolling hills, Hampton Lakes has a range of facilities available to guests, that include a children's play area, flood-lit tennis courts, basketball and volleyball court, and a large communal pool. For the golf enthusiast, championship golf courses are a short drive away, while shopping malls are within easy access for those of you who love to shop until you drop.

If you can tear yourself away from the poolside of our beautiful villa, you will find yourselves within easy reach of Walt Disney World, only a ten-minute drive away. And with Universal Studios, Wet 'n' Wild, Kennedy Space Centre and a whole host of familiar attractions also within easy reach you will wish you'd booked a longer holiday.



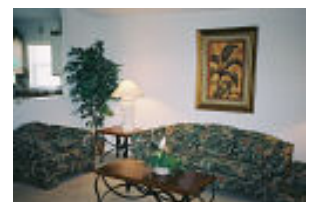
## Accommodation

Our sumptuously furnished villa is newly-built and perfect for sharing with friends or for those with a large family. Fully carpeted throughout, the villa has 4 bedrooms, all with walk-in wardrobes, and 3 bathrooms, and can comfortably sleep up to 10 guests as the sofa in the living room can be turned into a queen-sized bed. The villa has its own pool, a double-garage with automatic opening door, a telephone with free local calls, is fully air-conditioned and has everything you'll need to help you relax and make you feel perfectly at home.



## Family Lounge Area

Relaxing in the grand family lounge area is easy. With an enormous sofa and cosy 'love seat', all the family can enjoy the enormous colour TV and magnificent home cinema system, with DVD player and cable television. To make life even easier for you on your holiday, there is a local DVD rental store with home delivery service.



## Dining Room/Living Room

For more formal dining, an elegant dining set comprising a table and six chairs creates an intimate environment beneath the chandelier-style light fitting, while the spacious living room offers a relaxing atmosphere with a queen-sized sofa-bed that can transform the room into an additional sleeping area.



## Master Bedroom

The lavishly furnished master bedroom, with en-suite bathroom, contains a queen-sized bed, lighted, ceiling fan, TV armoire, with cable TV, and matching bedroom furniture.



## Master Bedroom No 2

This impressive bedroom, with en-suite bathroom, has also been decorated to the highest standard with bedroom furniture to complement the queen-sized bed.



## Twin Bedrooms

The third and fourth bedrooms are spacious, twin-bedded rooms, stylishly decorated with coordinating furnishings.



## Kitchen / Breakfast Area

A fully-fitted ultra-modern kitchen with full-size electric oven and combi grill-microwave, this expansive kitchen has a walk-in pantry and contains everything you'll need to make light work in the kitchen during your stay. It also has a breakfast area with a table and 4 chairs for more informal eating and snacking. The villa is extensively equipped and includes dish-washer, washing-machine and tumble-dryer, food disposal unit, coffee-maker and kettle, blender, steam iron and ironing board.



## Pool Area

The villa has its own pool area that is protected within a powder-coated aluminium frame and covered in protective netting to keep the dust and insects at bay letting you unwind completely without having to leave the villa. The pool is a sizeable 13 feet by 26 feet and is 5 feet at its deepest point, and can therefore be enjoyed by everybody in your party, whether it's cooling yourself beneath the Florida sun, playing with the water-toys provided, or lounging on the luxuriously upholstered patio furniture or the lilos. (Please note that there is a small surcharge for the heating of the pool).



## PRICES 2004

Season	Weekly (£)	Weekly (US\$)
Mid Season (March, April, May, June, September & October)	£475	\$810
High Season (July, August)	£595	\$1015
Low Season (November, December, January & February)	£435	\$745
Christmas, New Year & Easter	£625	\$1070

There is an additional fee of £10/\$17 per day for pool heating if required

Transactions can be conducted in either US dollars or pounds Sterling, whichever is the most convenient for you. These prices are fully inclusive of all taxes and are for the whole house, irrespective of the number of guests, up to a maximum of 10.

Partial weeks and daily rates can also be quoted on request.

We sometimes have late availability slots, which we can offer at discounted rates. Please contact us direct for these special prices.

The above rental charges are inclusive of:

- Electricity (except pool heating as detailed above)
- Water
- Air Conditioning/Heating
- Local Telephone Calls
- Cable Television
- Maintenance/Cleaning and use of the swimming pool throughout your stay
- Refuse collection
- Local and State taxes
- Housekeeping/Cleaning before and after your stay
- Maintenance of the gardens
- Use of Linens, Towels and all Furniture, fixtures and fittings
- Use of the communal floodlit Tennis, Basketball and beach Volleyball Courts





<b>Payment details:</b>	<b>£</b>	<b>\$</b>
Cost of Villa rental for the period shown above		
Pool heating (if required) @ £10 / \$17 per day		
Security Bond (see Terms & Conditions) £200 / \$340		
<b>TOTAL PAYABLE</b>		
<b>20% DEPOSIT PAYABLE</b>		

***I enclose a crossed cheque in the sum of £ / \$ ..... for the rental period / 20% deposit as detailed above. I confirm that I have read and accept the terms & conditions relating to this contract.***

***Signed ..... Please Print Name .....***

***Date .....***

# TERMS & CONDITIONS

## 1. BOOKING

The booking must be completed by the party leader (the client) who must be over 18 years of age. The act of constructive booking shall be deemed to constitute the acceptance of the booking and payment procedure/ terms and conditions by the client and shall be a warranty by the person that they have the authority to act on behalf of the persons named in the party including any substitutions or additions by any subsequent agreed amendments to the booking.

The booking is not accepted until the appropriate payment has been received and an acknowledgement/receipt has been issued. If the booking is not accepted for any reason the deposit will be refunded in full. Amendments to, or cancellation of a booking by the client will be subject to the provisions of sections 6 and 8 of these terms and conditions. The accommodation cannot be shared, assigned or sublet and only the persons named at the time of booking are permitted to stay in the property. Persons/children under the age of 18 are not accepted unless accompanied by parents or an adult. No pets are permitted. No smoking is permitted inside the property.

## 2. PAYMENT

Deposits and payments are to be made in accordance with the booking and payment procedure. Failure to comply with the payment procedure will be deemed to be a cancellation by the client and will be subject to the cancellation charges as detailed in section 8.

## 3. THE RENTAL PERIOD

Reservations run Saturday to Saturday and are for a minimum of 7 nights (other than by arrangement). The villa is available for occupation from 4pm (local time) on the day of arrival until 10am (local time) on the day of departure. Vacating after 10am may incur charges equivalent to one days' accommodation cost.

## 4. RENTAL CHARGES

The villa rental charges and the items included are as detailed under "Weekly Rental Charges".

## 5. PRICE GUARANTEE

The rental price for the villa is fully guaranteed when the deposit has been paid and the acknowledgement/receipt has been issued.

## 6. AMENDMENTS

The effective date of any amendment is the date on which details of the proposed amendments are received in writing.

## 7. THE SECURITY BOND

The client is solely responsible for any damages or breakage(s) that may be caused to the property or to its contents and also for any loss of items in the inventory during their stay. Therefore a £200.00/\$340 refundable security bond payable with the final balance, will be held against such an eventuality. The villa is inspected both before and at the end of each occupation and upon confirmation that all is in order, this deposit will be refundable in full. Since it is not possible to check the accommodation before departure, the security bond will be reimbursed as soon as possible after return. Charges for damages/losses or any maintenance/repairs to the premises, equipment, amenities or fixtures necessitated by misuse will be at the discretion of Florida Villas For Hire and will be deducted from the security bond. In the event of any damage/loss which is assessed to be in excess of the security bond, the client will be held responsible for full reimbursement of the outstanding amount within fourteen days. It is important that the property be left clean and tidy at the end of the rental period.

## 8. CANCELLATION BY CLIENT

Any cancellation by the client must be notified in writing directly to Florida. Villas For Hire Cancellations by telephone will not be accepted. In the event of cancellation by the client, the following charges will apply:-

PERIOD BEFORE DEPARTURE	CANCELLATION CHARGE
Less than 10 weeks	100% of all monies paid (i.e. no reimbursement)
More than 10 weeks	Loss of Booking Deposit

Note: All clients are strongly advised to have adequate travel/holiday/medical insurance in force for all members of the party and for the entire period of rental (travel insurance may cover the cost of cancellation for reasons beyond your control).

#### 9. CANCELLATION BY FLORIDA VILLAS FOR HIRE

In the unlikely event that circumstances beyond our control necessitate cancellation of the booking, we will refund any monies paid by the party leader (without interest, compensation or consequential loss of any kind).

#### 10. INTERNATIONAL TRAVEL REQUIREMENTS

Clients are personally responsible for the provision of international travel/health documentation. Cancellation caused by clients due to incorrect documentation will be charged the relevant cancellation fees.

#### 11. FORCE MAJEURE

Florida Villas For Hire and their representatives accept no responsibility whatsoever and no compensation or any other payment will be made if any cancellation or change to the terms of the booking becomes necessary due to war or threat of war, riots, civil commotion, terrorist activities, industrial disputes, natural and nuclear disasters, fire, flood, adverse weather conditions, technical problems with transportation, closure or congestion of airports, alterations or cancellation of schedules by carriers, or any other events beyond their control.

#### 12. COMPLAINTS

Should a problem arise whilst on holiday relating to the premises immediate contact should be made with Florida Villas For Hire who will seek to resolve matters speedily.

#### 13. BROCHURE / WEBSITE DESCRIPTION

Whilst all information supplied in the brochure and on the web site is deemed to be correct to the best of our knowledge, it is understood that the information and photographs supplied are for guidance purposes only and does not form part of any contract.

#### 14. LIMITATION OF LIABILITY

During your stay, Florida Villas For Hire and its owners, agents and representatives do not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or property however caused. Although every effort is made to ensure that the villa is in perfect condition, Florida Villas For Hire cannot accept responsibility for third party claims, accidents, damage to or loss of property, or for any expenses incurred for any reason including changes caused by force majeure, regardless of howsoever they may have occurred, nor can liability be accepted for injury as a result of the use of the pool, howsoever caused. Guests are specifically advised not to allow unsupervised children to use the pool. GLASS is not permitted in the pool area.

#### 15. LAW

This contract is subject to and shall be construed in accordance with the laws of England and the parties hereby submit to the exclusive jurisdiction of the English Courts.