

BOOKING TERMS AND CONDITIONS

1. All bookings with us are subject to these terms and conditions

2. Booking procedure and payment terms

2-1. Guests should fill the booking form and send it with a deposit of US \$300. Alternatively a credit card deposit can be accepted with 3% processing fee added.

2-2. Booking will be held for ten days pending receipt of the signed booking form and deposit in respect of the accommodation. A booking will be considered firm when the deposit has been received and we have confirmed the booking in writing to the guest by Fax or Email.

2-3. Full payment (including rent and resort fee) is due 60 days before the date of arrival at the vacation home. No reminder will be issued. At which time the booking deposit will become the refundable security deposit, it will be returned within 4 weeks of vacating the property in good order. Bookings made within 60 days of arrival are payable in full at the time of booking plus \$300 refundable security deposit.

2-4. Guest may change booking, in which case we will make every effort to accommodate any requests.

3. Cancellation

3-1. Guest may cancel the reservation at any time after it has been confirmed. Cancellation must be in writing.

3-2. We reserve the right to cancel the booking if payment has not been received in accordance with clause 2.3 above.

3-3. The following cancellation charges will apply to all rentals cancelled in accordance with clauses 3.1 and 3.2 above.

More than 30 days prior to check-in date - Rent will be refunded, but not deposit

Within 30 days – Rent and deposit will not be refunded

4. Accommodation

4-1. The accommodation and facilities in the resort provided is only for the use of persons named on the booking form, subletting, sharing or assigning are prohibited. Dishonest use of villa (day or night) and facilities will subject to \$500 charges for each additional unregistered guest. We reserve the right to terminate the agreement without notice should this situation occurs. No refunds will be made in these circumstances.

4-2. The property will be available to guests after 4:00 p.m. Florida time on the day of arrival unless otherwise agreed. All accommodation must be vacated by 10:00 a.m. Florida time on the day of departure.

4-3. An adult must accompany persons under the age of 18.

4-4. Owner will not be liable for any loss or injury resulting from the use of the property and pool.

4-5. Swimming pool is not to be used by children without adult supervision.

5. Golf and Amenities

5-1. If guest elects to use guest membership card during staying in my villa at Reunion Resort, guest will have privileges for golf, tennis, spa, water park, fitness center, shopping, restaurant and other luxury services. Upon request, owner will send application to Reunion Resort Membership Office for houseguest privileges. Membership office will issue a guest membership card upon guest arrival (There is certain fee for guest membership card).

5-2. Since Reunion Resort does not take payment from houseguest, all the cost incurred on guest membership card will be directly charged to owner's credit card. Guest agrees to pay all incidental charges incurred by using guest membership card. Guest needs to provide credit card information (card #, name on card, expiration date and security code) along with a clear copy of driver's license to owner during booking. In case the expenses incurred to guest by using membership card (such as purchasing goods, eating in club restaurant, using other luxury services or golfing) exceed the deposit guest has made to owner, owner will use guest's credit card to cover the cost upon receiving statement from Resort.

5-3. Membership card replacement fee of \$25 will be deducted from deposit for loss or not returning card.

5-4. In the event that the guest fails to pay any such shortfall, the owner reserves the right to exercise any legal remedies to pursue the amount owed from the guest. Guest also agrees to pay all the legal expenses incurred to owner.

5-5. Credit card transaction will have 3% processing fee added. In order to avoid 3% credit card processing fee, alternatively, guest can write a check to owner after getting statement.

6. Security deposit

I understand and agree that I am responsible for all loss or damage to the property or its inventory during the rental period and that the owner can deduct sums from the security deposit to cover eventualities. Examples: Non-return of keys, early arrival or late departure charges, damage to the property or its' equipment, loss or

breakage of inventory items. Where loss or damage to the property, the inventory, or equipment exceeds the amount of the security deposit, the owner will bill the guest or charge through guest credit card for the shortfall, and the guest agrees to pay. In the event that the guest fails to pay any such shortfall, the owner reserves the right to exercise any legal remedies to pursue the amount owed from the guest.

7. Complaints

In the unlikely event that the client has any reason for complaint or dissatisfaction, they must contact the property Management immediately so that remedial action may be taken. The details will be found in the accommodation.

8. Smoking

For the comfort and safety of guests, smoking is not permitted in the home. Smokers may do so in the patio area. There will be an additional cleaning charge if the client and or guests choose to ignore this condition of booking.

9. Animals and Pets

Animals and Pets are NOT permitted in the homes. This condition is strictly enforced.

Terms and Conditions accepted by:

Signed.....Date:.....

Print Name.....

(Please sign and initial each page, then send it to Frank Li, by email at frankli5911@gmail.com or Fax to: 610-296-3966)