

## Ringway VILLA TERMS AND CONDITIONS

It is our duty and responsibility to provide our guests with the best facilities and services possible. For this reason we had to set the following terms and conditions to guarantee the best state and condition of the property for the full enjoyment of our present and future guests.

**Deposit:**

35% deposit to confirm booking.

Remaining balance to be paid on arrival in cash euros.

**Who is responsible:** The person signing the booking form is accepting to have full responsibility of all the people listed on the booking form and to have accepted these T&C on behalf of all the persons named.

**Cancellation/Changes:** Should a cancellation be necessary by your end then your deposit will be lost. Should the cancellation occur after the balance has been paid then the full amount will be lost. If we have to cancel/change your booking for reasons beyond our control, we will refund all monies in full. No extra compensation is due. We do not accept liability for travel expenses, alternative accommodation or other expenses that may be incurred. For this reason we strongly advise you to take out some form of travel/trip insurance as soon as your booking is confirmed - this should cover any cancellations for reasons beyond your control. In case of cancellation, the holiday property cannot be sublet privately by the renter or put up for auction on e-bay or any other internet company or privately. The holiday property is to go back in the hands of the property owner only unless both parties come to another agreement.

**Occupancy:** The holiday villa is usually ready for occupancy from 1400hrs on the day of arrival and needs to be vacated by 1000hrs on the day of departure. Please note that property is limited only to the number of guests booked. Only guests listed on the booking form may stay within the property and make use of all facilities available. No changes/substitutions can be made. The property is to be used for holiday accommodation only and not for any commercial activity, party or disco. Failure to observe this condition is deemed to constitute a cancellation of the booking by the client and the Management of Ringway Villa reserving the right to refuse admittance or terminate the booking.

**Security deposit/damage:** When renting the villa you are expected that your party members act responsibly and respect the property and its contents. A security/damage deposit of €100 euros is required upon the confirmation of each and every booking. Such deposit will be paid with the rest of the reservation deposit and will be refunded at the end of the stay in cash euros. However, the party leader agrees to accept full responsibility for all loss or damage to the property and its contents caused by any member of the party and confirms that the full cost of repair or replacement will be met while/during the occupancy of the villa.

**Security and Valuables:** Any valuables left at the property are left at your own risk and the Owner's are not responsible for any loss. It is your responsibility to ensure all doors and windows are closed and locked when leaving the property. If theft or damage to the property occurs through negligence on your part, the owner is entitled to seek compensation from you.

Initials: \_\_\_\_\_

**Conduct:** Your holiday villa is located in a nice residential estate where your neighbours may be Maltese residents. We ask that you act in a considerate and courteous manner to your neighbours. We expect you to have fun but we also request that noise be kept to a minimum during early mornings and late evenings, particularly around the patio and pool. You are responsible for leaving the property in a reasonable clean and tidy condition and failure to do so will result in extra charge.

**Disturbances:** The owner cannot be held responsible for noise or disturbance originating beyond the boundaries of the property or which is beyond the owner's control.

**Access/Suitability:** The property is not recommended for people with limited mobility.

**Services offered:** At Ringway Villa we offer a list of services however our suppliers and/or services providers are independent contractors and are not employees of Ringway Villa or its affiliates. Mr. Carmelo and Mrs. Antoinette Zerafa are not liable for the acts, errors omissions, representations, warranties, breaches, or negligence of any such suppliers or for any personal injuries, death, property damage or other damages or expenses resulting to the guest.

**Pool:** Swimming pools are great fun and few people would choose a holiday home without one. However they are an obvious source of danger especially for young children. We cannot accept any liability whatsoever for any injury/death caused as a result of using the swimming pool. You are particularly advised never to allow children to use the pool unsupervised. The pool will need to be serviced once or twice a week and access must be available to the pool manager.

**Air Conditioning:** The villa is completely air conditioned including all bedrooms and kitchen/living area. The prices quoted do not include air conditioning. Should you require the facility guests will have to purchase pre paid cards available in €10 and €20 euros from the management.

**Maintenance:** All breakages, accidents, problems and losses must be reported to the management as soon as they occur so that they can be attended to. As with any home appliances, from time to time these may malfunction and may need repair - the management will use their best endeavours to have any problem rectified as quickly as possible. Repair times may be dependent on third parties such as utility companies. Access to the Villa may be required by authorized maintenance personnel during your stay (you will be advised beforehand and this will be done with your approval).

**Force Majeur:** The management of Ringway Villa will not be liable for problems or delays caused by strikes, riots, political unrest, hostilities, war, terrorist activity, industrial disputes, fire, flood, transportation problems, airport closures, weather conditions or any other event beyond our immediate control. We suggest that you take out adequate travel insurance to cover such eventualities.

Initials: \_\_\_\_\_

**Liability:** In the event of any problems/accident whatsoever while on your stay at the villa, the total liability of Ringway Villa management/owners will be limited to the rental amount paid by the guest.

**Villa Details:** The details and photographs we display on our web site are provided by us, the management of Ringway Villa. We try to ensure that these are up to date and accurate but they should be used as a guide only - we cannot guarantee 100% accuracy. Owners are free to change decor and furnishings in their villas as they see fit.

**Pets:** Pets are not permitted (except dogs used to aid sight or hearing) in our holiday villa unless you have prior written consent from the management of Ringway Villa. This is primarily out of consideration for future guests who may suffer from allergies or other pet related illnesses.

**Linen/towels:** Please note that we offer our guests with bed linen, face, hand and bath towels. Beach towels are to be supplied by the guests. Guests staying with us for more than one week will have their bed linen and towels changed at the end of each week.

**Privacy:** The Management of Ringway Villa will use any data provided by you only in respect of your villa booking. It will be treated as confidential and not passed onto any un-necessary third parties

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Family/Group Reps.

Passport No:

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Ringway Villa

ID No: 780860 (m)