



Florida-Villa Information

Rent a vacation home

Rent a vacation home directly from owner. Located at Lake Berkley Resort, Kissimmee, Florida, only 10-15 minutes away from Disney and close to all the other theme parks.



Four-Bedroom Executive Villa, sleeps 8 - 10 persons, built in November 2000

Enjoy the privacy of your own villa while on a holiday. Our villa is a four bedroom/two bathroom with private luxury pool and spa, sleeping up to 10 people. It includes a Roman-style master bedroom, a beach-style queen-size bedroom and two bedrooms with each two twin beds which are having a French and a Pelican accent, a family room with a view on the pool area and a living & dining room. The entire interior was decorated by us personally and is of a much higher standard than what you would usually find in a rental home

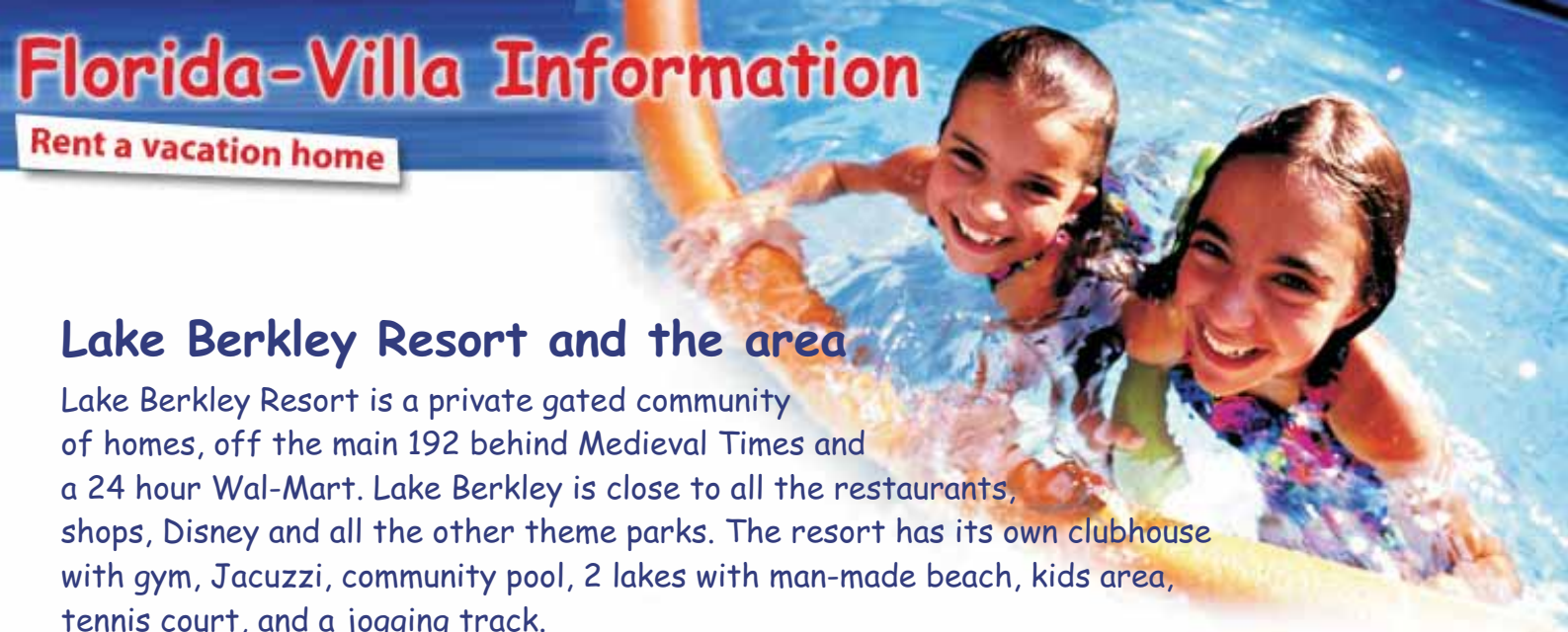
- Amenities:**
- Air Conditioning
 - Phone
 - Three cable TV's
 - DVD / Playstation-2
 - VCR Stereo & CD-Player
 - Private safe
 - Fully equipped kitchen
 - Microwave
 - Dishwasher
 - Refrigerator
 - Ice Maker
 - Cooking Utensils
 - Ample Linens, Towels
 - Washer & Dryer
 - Iron & Ironing board
 - Hair Dryer
 - Alarm Clock (4x)
 - Pool & Spa
 - BBQ
 - Double Garage

- Activities:**
- (on site or nearby)
 - Biking
 - Golf
 - Tennis
 - Fitness Center
 - Gym
 - Miniature Golf
 - Amusement Parks
 - Fishing
 - Wildlife
 - Viewing
 - Horseback Riding
 - Shopping
 - Restaurants
 - Live Theater
 - Cinemas
 - Sightseeing
 - Swimming
 - Boating
 - Waterskiing



The Villa





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Lake Berkley Resort and the area

Lake Berkley Resort is a private gated community of homes, off the main 192 behind Medieval Times and a 24 hour Wal-Mart. Lake Berkley is close to all the restaurants, shops, Disney and all the other theme parks. The resort has its own clubhouse with gym, Jacuzzi, community pool, 2 lakes with man-made beach, kids area, tennis court, and a jogging track.



From the villa at Lake Berkley Resort, to some of the favourite spots are:

- Atlantic Coast 60 minutes
- Gulf of Mexico 75 minutes
- Disney Parks 10 minutes
- Sea World 20 minutes
- Universal Studio's 25 minutes
- Gatorland 10 minutes
- Kennedy Space Center 60 minutes
- Orlando Int. Airport 20 minutes
- Supermarket 2 minutes





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Rates & Terms

WE DO HAVE LAST MINUTE BOOKING DISCOUNTS AND OTHER SPECIAL OFFERS PLEASE CHECK FOR AVAILABILITY !

LOW SEASON 2005	MID SEASON 2005	HIGH SEASON 2005
4 January - 13 February 1 May - 2 July	14 February - 2 April 17 April - 30 April	3 April - 16 April
4 September - 15 October 30 October - 17 December	3 July - 3 September 16 October - 29 October	18 December - 7 January '06

RATES	Per week	Per day	Other Additional options:	
Low Season	US\$ 695	US\$ 105	Crib	US\$ 35 per stay
Mid Season	US\$ 775	US\$ 125	High Chair	US\$ 25 per stay
High Season	US\$ 975	US\$ 175	Roll Away Bed	US\$ 35 per stay
			Welcome Food Pack	US\$ 35*
			Fax Machine	US\$ 50 per week**
			Computer Rental	
			Including Internet	US\$ 60 per week**

*Welcome Food Pack includes Milk, Juice, Cereal's, Soda's, Whole Wheat Bread, Non Dairy Butter, Jelly, Mixed Fruit, Coffee and Tea, Sugar, Eggs, Muffins & Various Snack Items.

**These items require an additional security deposit of US\$ 250.

ALL RATES & CHARGES PLUS 7% Sales Tax and 6% Tourist Tax.
 A US\$ 75 Cleaning fee is applicable for booking of 5 nights or less.
 Pool & Spa Heating US\$ 175 per week / US\$ 25 per day.
 A booking deposit of US\$ 250 is required to secure your reservation.
 Latest on the date of arrival, a US\$ 250 security deposit is required which is fully refundable,
 Should the occupants not incur any costs arising from breakage, loss or damage.

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Terms & Conditions

DEFINITIONS

Managing agents

Agents appointed in Florida to Manage the property on behalf of the owner. Details of the appointed agents on request.

The Villa

The property including building and contents, rented out by the owner for holiday purposes. The villa is located in Lake Berkley Resort, Kissimmee, Florida, USA.

The Party Leader

The person that signed the Rental Agreement and takes responsibility for all the persons in his or her group.

Booking / Deposit

The Villa is offered subject to availability. That means subject to the home not having been damaged or rendered in a condition unsuitable for rental. In the unlikely event of the Villa not being available, we will notify you of such immediately. Minimum stay 3 nights. Rental rates may change without notice, and only fixed by confirmed reservation. A booking deposit of \$250 is required when booking the Villa. As soon as this deposit is received, your booking will be confirmed. This deposit is non-refundable in the event of a cancellation however it will be used towards your total stays invoice. Bookings made within 60 days of departure require the full amount to be paid. Bookings made within 30 days of departure will require full payment to be made in cleared funds by Certified Check or Cash. Payments may be accepted by non-cleared funds, but will attract bank charges.

Property furnishings & equipment

The Villa is privately owned and furnished and equipped to meet basic vacation needs, although you will probably find our Villa to be well above a basic standard. The Owner or their Managing Agent can provide additional equipment or furnishings at an additional cost. The items that are offered are subject to availability, these are: Crib @ \$35 per stay, High Chair @ \$25 per stay, Roll Away Bed @ \$35 per stay, BBQ Grill @ \$35 per week (Excluding Gas), Fax Machine** @ \$50 per week, Computer Rental** @ \$60 per week including Internet access. The items noted with ** require an additional security deposit of \$250.

Occupancy

Safety regulations limit the maximum number of people allowed to occupy our 4 bedroom Villa to 10 people. If this limit is exceeded, parties will be evicted from premises with no refund or rebate given. It is very important to note that only persons identified on the booking form are permitted to stay at the property. The party leader agrees NOT to sublet, share or assign the property to any persons not authorized by the Owner. Please ensure that we are notified of any changes to the original booking, as unauthorized persons staying at the villa will cause the whole party to be excluded from the property without refund. Pets are not permitted.

Security deposit

A security deposit is held against the Villa booked and is paid directly to our Managing Agent in Florida. The amount will be \$250. The Deposit is paid either by a credit card imprint / hold or a check made out to the Managing Agent. This sum will be in addition to the final balance and is fully refundable, should the occupants not incur any costs arising from breakage loss or damage. The party leader agrees to accept full and personal liability for all loss or damage caused by any member of his or her party, during the occupation of the property and confirm that the full cost of repair or replacement will be met. Minor breakages such as crockery or glassware will inevitable occur at times. It is much cheaper to replace these items yourself rather than wait for them to be discovered by the housekeeper.

Cancellation

We hope it will not be necessary for you to cancel, but should you need to do so, it is important that we are notified immediately, in writing. The following cancellation charges apply. Between 30 and 60 days before departure, the cancellation charge is 50% of the total costs. Less than 30 days before departure, the cancellation charge is 100%. The security deposit is not subject to cancellation charges and would be refunded in full. In many cases, you will be covered under your Travel Insurance policy. Failure of the Party Leader to make settlement on the due date may be deemed as voluntary cancellation, which may result in your holiday dates being assigned to an alternative party. The Owner will make all necessary attempts to contact the Party Leader before such action is taken.

If we cancel

The Owner or their Managing Agent reserves the right to cancel any booking where we believe that the information supplied to us concerning the identity of any or all persons listed on the booking form is incorrect or untrue. Your booking deposit will be refunded. Should the Villa become unavailable for your travel dates, The Owner or their Managing Agent will assign you an alternative property of equal or higher standard to the one booked in the same or similar location.

The owners

discretion The Owners or their Managing Agents reserve the right to withhold deposits, revise rental or discontinue occupancy if, in our opinion, the tenants presence or conduct is detrimental to the premises. The Managing Agents first responsibility is to protect the owner's property.

Arrival & Departure

Guests may normally take possession from 4 Pm on the day of arrival and are expected to vacate the property by 10 AM on the morning of departure. This allows time for the maid service to make the Villa ready for our next guests.

Housekeeping

The Villa is professionally cleaned upon your departure. Should additional service be required due to negligence or abuse a minimum charge of \$50 will be assessed against your damage deposit. If an interruption of our housekeeping schedule is caused by a guest checking-out after the 10:00 AM checkout time, an extra night rental may be assessed against your damage deposit. A Cleaning fee is applied for stays of Five nights or less, \$75.

Liability

The Owner, the Owner's Managing Agents and the Owner's booking agents do not accept liability for any injury. The Owner or their Managing Agents of the Villa shall not be liable for any damage or injury to tenant or to any other person (s), or to any property occurring on the premises or any part thereof; and tenant agrees to hold Owners, their Managing Agents and their Booking Agents harmless for any claims for damage, no matter how caused. The Owner and/or their Agents will not be held responsible for acts of theft or vandalism or other damages to tenant (s) / guest (s) personal property howsoever caused. Guests are specifically instructed not to allow unsupervised children to use the pool.

Neighbourly conduct

On your vacation, you will be staying in a privately owned house on a gated and partly residential estate. Please ensure that you act in a neighbourly and courteous manner towards your neighbours, who may NOT be on a holiday. Whilst we do not wish to curtail your enjoyment in any way, we do request that noise be kept to a minimum during early mornings and late evenings, particularly around the patio and pool. Excessive noise will almost certainly lead to a visit from the Local Law Enforcement officer and could even lead to your party being excluded from the property without refund. The overnight parking of oversized RV's buses and trucks is not allowed on the property.

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Pool & pool heating

Whether you use the community pool or the private pool and spa, you swim at your own risk. There are no lifeguards; you are your own lifeguard, so swim at your own risk. The private pool and spa have heat available. Pool heat is not included in the rental rate. Pool heat cannot be switched on until full payment has been made, either to the Owner or their Managing Agent. A representative of the Managing Agent will turn the heat on upon your request & payment. The pool will take approximately 5 to 8 hours to heat up to a temperature of 80-82 degrees. The Swimming Pool and Spa heaters are designed to maintain an appropriate water temperature throughout the year; however severe cold winter temperatures may result in lower water temperatures. Also note Pool heating is not recommended during the summer months.

Repairs

We ask that you please notify our Managing Agents promptly if any items in the home need the attention of their maintenance department. Should air conditioners, appliances, etc., malfunction, every effort will be made to have them repaired as quickly as possible, but we cannot guarantee that an interruption of service will not occur. No rebate or refund will be given for circumstances beyond our control including inclement weather. Service requests called in after 5 PM will be handled by our Managing Agents as soon as possible but may not be handled until the following business day. Non-emergency weekend maintenance requests will be taken care of on Monday during normal office hours.

Routine maintenance

From time to time, it may be necessary for the Managing Agents to enter the vacation home during reasonable hours for any purpose connected with the repair, care, and general maintenance of the unit. We will try to notify you in advance whenever possible.

Pets

Sorry, no pets allowed in or at the property. You will be requested to vacate premises without refund if pets are brought.

Weather

The State of Florida is subtropical and can experience extremes of weather at certain times. June to September is Hurricane season, during this time you will experience high winds and heavy rainfall on occasions. July and August is extremely hot and humid with temperatures up to the 100's. Lightning storms are likely. Protection from the sun is vital, especially for children. Please note that the Owner, their booking Agents or their Managing Agents including their servants, managers or associates are NOT responsible for the weather.

Call all out charges applied by the owner's managing agents

Regular hours are monday - saturday 9 am - 5 pm
peak rates apply to all other times

Lost keys

or lockout Please note that lost keys should be reported to our Managing Agents office immediately. There will be a \$25 charge during regular hours or a \$50 service fee if it is necessary for the Agency staff to deliver a key to you after business hours. Any keys not returned upon departure will result in a \$75 charge, which will be withheld from your damage deposit.

Blocked or tripped waste disposal unit

There will be a \$25 charge during regular hours or a \$50 service fee after business hours.

Blocked toilet

There will be a \$40 charge during regular hours or a \$80 service fee after business hours. If in the event a plumber is called out their charges will be in addition to those of the Managing Agents.

Repairs

Broken Glass, Damaged walls, etc. There will be a \$40 charge during regular hours or a \$80 service fee after business hours. If in the event a specialist (i.e. Glassier, Garage door technician) is called out their charges will be in addition to those of the Managing Agents.

Complaints

If you are unhappy or unsure of any aspects of your booking, please contact the Owners or their Managing Agents before you depart. It is our responsibility to ensure that you are completely satisfied with your arrangements. All complaints or enquiries concerning your holiday accommodation MUST always be brought to the attention of our Managing Agents upon arrival. While on vacation, if you are not happy with the vehicle you have been allocated, it is imperative that you telephone the Car Rental Company who supplied you and make arrangements with them to resolve your problem. Your car hire voucher will clearly indicate what you have already paid for. Do not accept any further charges on arrival without an explanation. Flight complaints should obviously be taken up with the airline concerned. It is always best to inform the cabin staff of your complaints and if not resolved by them, follow it up on arrival. In case of accident or injury, always ask the cabin crew to log a report. When you are at the attractions, any complaint or injury should always be brought to the attention of the Guests Services department. All the major attractions have Guest Services; they are usually located at the main entrance.

Accuracy

Both the Owner as well as their Managing Agents and Booking Agents have supplied property details, either on their web-sites or through other medium, which may include photographs, room sizes, approximate driving distances to local landmarks, etc. While both the Owner as well as their Agents have done the utmost to be as accurate as possible, no responsibility can be taken for the accuracy of these descriptions