BOOKING CONDITIONS **November 2026**

Booking Process. As soon as the owner receives an enquiry, they will confirm availability, cost and answer any questions. When a request to book is made, the holiday-maker will receive a letter, form and booking conditions. The dates are held for 7 days pending receipt of the completed and signed booking form and 30% booking deposit. This is paid by bank transfer/online payment. Payment of the booking deposit constitutes acceptance of booking conditions and the owner will confirm & receipt via email.

1. **Balance and Damage Security Deposit* (**only paid additionally with direct bookings).
   The remaining balance and damage security deposit must be paid 60 days before the start of the rental period. Upon receiving the full balance and security deposit the holiday-maker will receive a rental confirmation letter with directions to the property and key arrangements. For bookings made less than 60 days prior to the start of the rental period, the holiday-maker must pay the total amount of the rental price. In the event of any damage/non-compliance the owner reserves the right to charge the holidaymaker the relative amount. Therefore the holiday-maker is responsible for any loss or damage, caused to the property or its contents including 'permanent staining to bed linen/towels and Failure to Recycle glass, plastic bottles/paper. The owner will refund the security deposit by bank after having checked the inventory and the property, less any deduction made for non-compliance/damage to the property /contents.

2. **Alterations-Cancellation.**
   If you need to cancel your booking you must telephone us on the number shown as soon as possible. You will also be required to confirm your cancellation in writing or by email to the address shown on our written confirmation. A cancellation will not take effect until we receive written confirmation from you. Holidaymakers who cancel at least 60 days before check-in will get back 100% of the amount that they paid. If they cancel between 30 and 60 days before check-in then you will get back 50%. Otherwise, you won't get a refund. If for any reason beyond its control, including force majeure, the owner has to cancel the booking then they will reimburse the holiday-maker for the full rental cost.

3. **Minimum Rental Period -Prices** The minimum rental period is one week from the Saturday as Saturday is the changeover day. The rental prices are based on the maximum of 8 with 2 cots.

4. **Arrival and Departure** Unless otherwise agreed with the Owner arrival/departure must take place on a Saturday, arrival after 5pm and departure before 10 am.

5. **Number of persons/substitutions**. Only those persons named on the booking form may use the property. The number of persons (adults and children) must not exceed the number of sleeping places indicated on the form. The substitution of persons/pets during the rental period is forbidden unless previously agreed with the owner.

6. **Cleaning**. The property has been Cleaned, ventilated and checked that everything is in good working order. Clean towels and linen are supplied however the holidaymaker is responsible for the laundry throughout their stay. For stays longer than a week additional cleaning is by prior arrangement at the time of booking. The holiday-makers are obliged to leave the property clean and tidy. The name on the booking form will sign and assume full responsibility for all the named members of the party throughout the Holiday.

7. **Heating and Electricity Supply** Heating is available between November and April and is included in price; consequently any bookings from May till the end of October will be without heating. The villa water is heated by the solar panel on the roof. Power supply - you are advised that only a limited number of electrical appliances can be used at one time! You will find electric points next to sinks in bathrooms and utility this is normal in Italy. Please supervise young children /adults warning them of

the risk and for safety do not leave hair dryers etc plugged in as when mixed with water electrocution can be fatal. Any pool issues that arise do not access pool plant please text owner to advise the weekly pool maintenance man. The holiday maker is responsible for Netting, clearing the skimmer basket and maintaining the water level with hose provided.

8. **External Maintenance** The owner or representative reserve the right to have free access to the property for essential weekly maintenance purposes including garden, pool, vineyard, olive grove and woods etc. Important Information for all holiday-makers As you are aware, the property that the owner offers is not an official tourist structure, such as hotels, residences, etc but private houses. Being such, they do not have the standards or categories that are internationally recognised, indeed they reflect, in their architecture, furnishings, local traditions and the personal taste of the owner. This is precisely the kind of holiday that the owner is offering: the chance to partake in the culture of the area chosen. It is important not only that the holiday-maker accepts but also that they may appreciate the differences in the properties in comparison with those where they normally live. For this part, the owner has carefully chosen this property and location which they believe that any European and indeed a citizen of the world can find total satisfaction. The owner cannot however exclude the possibility that these differences can sometimes result in minor inconveniences – due to the special environmental nature/location (flying insects or the animal population), architecture and of traditions in the area-but which cannot be accepted as complaints.

9. **Responsibility** The owner/representative has visited and checked the property. The descriptions appearing on the website are accurate and have been prepared in good faith. Important pool safety - use of the pool is at holiday-maker's own risk and children must be supervised. The owners do not accept liability for any accident, injury or death as a result. Smoking is not permitted inside the Villa a designated area by the BBQ outside, an ash tray is provided. Discarding of cigarettes butts in the garden can cause forest fire! The moving of Portico Glass table and large rattan corner sofa is not allowed. The owner provides a holiday rental only and not an ongoing service throughout the holiday-maker's stay therefore in the event of any problems on arrival or later, the owner must be contacted immediately by telephone/text or by email villaberici@gmail.com. The holiday-maker is obliged to give the owner the time necessary to resolve the problem.

   Limitations of liability Signing the booking form and making the booking implies that the owner's conditions have been understood and been accepted without reserve and without exception.

Villa Rules.

1. The villa is clean and tidy and checked the holiday makers are responsible for their own washing and obliged to leave the property clean and tidy!

2. It is important that you follow the recycling guide at the villa, failure to recycle glass, plastic bottles, paper and food waste will incur a charge.

3. Any damage, caused to the property or its contents permanent staining to bed linen/towels will incur a charge from the damage deposit

4. No smoking allowed in house, discard safely in ashtray by outside BBQ fireplace. The holiday-maker acknowledges and agrees with the owner that he/she will use the property and its facilities in accordance with the booking conditions above. The holiday-maker uses the property and facilities at their own risk and is responsible for any personal injury, loss or damage how so ever caused. Please ensure you have adequate travel insurance to cover your stay. Further, he/she accepts full responsibility for the use of the property and any equipment and agrees to pay for any damage of said equipment, other than for normal wear and tear.