

## VILLA M's TERMS & CONDITIONS

### Rates

Rental rates are quoted in US Dollars, per night, and include 15% Tax & Service Charge. Normal and Long Stay rental rates include in-villa daily breakfast and return airport transfer (1x transfer in + 1x transfer out).

### Seasons & Minimum Stay

Villa M rental rates are categorized into three (3) seasons per year:

Low (2 Nights) : January 9 – June 30 (excluding Easter week)  
September 12 – December 19

High (5 Nights) : April 10 to April 16 (Easter Week)  
July 01 – July 31

Peak (7 Nights) : August 01 – August 31  
December 20 – January 08

2010 Easter Week April 2 to April 8

### Maximum Occupancy

Villa M accommodates a maximum number of two (2) guests per bedroom. This must be adhered to unless otherwise agreed prior to receipt of the full and final payment. Reservations shall be for a specific number of guests, which may not be exceeded unless it has been authorized by the agent. If, for any reason, the number of guests is greater than the number quoted in the booking reservation, the additional guest(s) will be charged in full under the terms and conditions of this agreement. A request for an extra bed will only be accepted if the bed is required for a child under 12 years of age.

The numbers of persons occupying Villa M must not exceed the maximum number stated in the booking confirmation. The Management Company reserves the right to refuse any booking, which, in its opinion, is unsuitable for the property.

### Check In & Out Time

Check in at 12:00 noon, Check out at 14:00 hours  
Late check out, up to 18:00 hours, will be charged at the rate of half day villa rental.

### Extra Bed

An extra bed is charged at USD 40 net per night, and is only applicable for a child under 12 years old. One extra bed is entitled to one breakfast.

### Payment

A deposit of 50% of the rental amount must be received by Villa M within two (2) working days of receipt of the relevant invoice and payment instructions. If a deposit is not received within this time, the booking will be cancelled.

Final payment is required 45 days prior to arrival (60 days in the case of Christmas/New Year bookings) or immediately if the booking is made less than 45 days prior to arrival (or 60 days in the case of Christmas/New Year bookings). If the balance of the payment is not received by the due date, Villa M reserves the right to cancel the booking and retain the hirer's deposit.

For Long Stay Rate (14+ nights), should guests choose to reduce the length of their stay from that which was requested at the time of booking, on or before the arrival date, or after the payment have been made, the Long Stay rate will no longer apply and guests will be obliged to pay the Normal Rate.

For last-minutes bookings, signature of a credit card authorization form will be required as pre payment to secure the villa and to ensure that the deposit requirements are met. Villa M will accept credit card or cash (2003 or newer, unmarked USD banknotes – F series, or later series only) upon arrival. Last Minute Rate does not include in-villa breakfast or airport transfer.

All payments must be made in USD. Payments can be made by bank transfer or credit card. Some conditions apply and full details will be given at the time of booking.

### **Cancellation**

If a booking is cancelled on or after receipt of the 50% Deposit or Final Payment, this will result in forfeiture of the 50% Deposit or Final Payment, both of which are non refundable and non transferable.

A change of date can be negotiated, but it will be subject to extra charges based on the seasonal price. A change of date is applicable only if the specific date is available, and this change is only valid for 6 months from the original booking. A US\$50.00 administration fee will apply to each change after a booking has been confirmed.

Notice of cancellation must be received by The Management Company in writing.

### **Events & Parties**

Normal bookings are for vacation purposes and special permission must be obtained for functions where the number of people in attendance exceeds 150% of the capacity of the villa. Also clients should be aware that Villa M is a private property located in a residential neighborhood and, as such, not all functions or events can necessarily be accommodated. Much depends on the vagaries of the neighborhood's residents.

If you are planning to hold an event such as a wedding or any large congregation of people at Villa M, please bring this to the attention of The Management Company as soon as possible.

Please be aware that The Management Company will not normally accept a booking involving a function without prior confirmation that a function coordinator has been employed. The Management Company at Villa M may be appointed as coordinator, or can recommend a suitable coordinator where required. A coordinator fee will apply.

The Management Company has rules governing villa usage for events and parties. In the event of a party, both Villas at Villa M must be blocked for a minimum of three nights; additionally a function fee of the equivalent of one night's rental price for both villas is applicable, as well as a local community ('Banjar') fee.

### **Damage or Losses**

The renter is responsible for leaving the property in good order and in a clean condition. If any damage or loss is incurred during occupation, the renter is responsible for full payment based on the value of the loss or damage. The Management Company reserves the right to repossess the property if the renter or a member of the party has caused excessive damage.

### **Liability**

The Villa M Management Company will not accept responsibility for any injury, sickness, loss, damage, additional expense or inconvenience to guests, caused directly or indirectly through the use of the property, plumbing, gas, electricity, or due to exceptional weather conditions or otherwise. Furthermore, no responsibility is accepted for the personal belongings, car and its contents, of the renter or any member of the party during the stay at Villa M.