
Terms & Conditions for Villa Mavromati

1. Agreement Overview

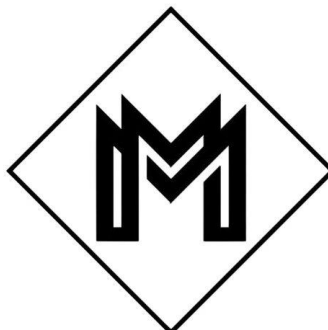
These Terms & Conditions ("Agreement") govern the rental of the villa ("Property") located at [Property Address], between the undersigned guest ("Guest") and the property owner or rental company ("Owner"). By booking the villa, the Guest agrees to be bound by these Terms & Conditions.

2. Booking & Payment

- **Reservation:** A reservation is considered confirmed once the Guest has paid the deposit or full payment as required.
- **Deposit:** A non-refundable **50% deposit** of the total rental fee is required upon booking.
- **Full Payment:** The remaining balance must be paid **30 days before the check-in date**.
- **Currency:** All payments for the booking, deposit, and any additional charges are to be made in **euros (€)**.
- **Payment Methods:** Payments can be made via [Credit Card/Bank Transfer/Other]. All payments must be made in full, in the agreed currency.
- **Security Deposit:** A **€500 security deposit** is required at the time of check-in. This deposit will be refunded after check-out, **subject to inspection** of the Property to ensure there is no damage or breach of the terms.
- **Cleaning Fee:** A **€200 cleaning fee** will be charged **per stay**, which covers the cleaning and preparation of the villa before and after the Guest's stay. This fee is non-refundable.

3. Cancellation Policy

- **Guest Cancellation:**
 - The Guest may cancel the booking **up to 30 days before the check-in date** at no additional cost. In this case, the full deposit will be refunded.
 - **Cancellation within 30 Days of Check-In:** If the cancellation occurs within 30 days of the check-in date, no refund will be given for the deposit, and the full rental amount will be forfeited.



- **Owner Cancellation:**

- If the Owner cancels the reservation **more than 30 days before the check-in date**, a full refund of all payments made (including the deposit) will be issued.
- If the cancellation occurs **within 30 days of the check-in date**, no refund will be provided to the Guest.

4. Check-in and Check-out

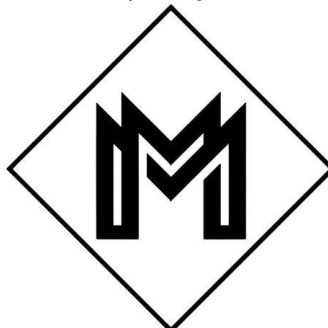
- **Check-in Time:** The Guest may check-in after **15:00 (3:00 PM)**, unless otherwise agreed.
- **Check-out Time:** Check-out must occur by **11:00 (11:00 AM)**. Late check-out may incur an additional charge.
- **Late Arrival:** If the Guest arrives later than the agreed check-in time, no refund will be provided for the lost time.

5. Use of the Property

- The Property is to be used solely for vacation purposes. No parties, events, or commercial activities are allowed without prior written consent from the Owner.
- The Guest agrees to keep the Property in good condition and follow all applicable laws, regulations, and community rules.
- The Guest is responsible for all damages caused during their stay, beyond normal wear and tear. Any damages will be deducted from the security deposit, if the amount off damages is more than the security deposit this will be deducted later.
- **Noise Disturbance:** Guests are requested to avoid creating excessive noise or disturbances after **22:00 (10:00 PM)**.
 - If noise disturbances occur after this time and are reported by neighbors or the Owner, a penalty will be imposed for **repeated violations**. The amount of the penalty will be at the discretion of the Owner, and it may increase with each incident of noise after 22:00.
 - Continuous noise disturbances may result in the immediate termination of the rental agreement and forfeiture of the security deposit.

6. Maximum Occupancy

- The Property has a maximum occupancy limit of **8 people**.



- **Extra Guests:** If the number of guests exceeds the agreed number at the time of booking, additional charges will apply. The **additional cost per person** will be the same as the price per person that was agreed upon in the booking.
- **Owner's Right to Refuse Entry or Evict Guests:** The Owner reserves the right to refuse entry or ask **all guests to leave** if the occupancy limit is exceeded or if the number of guests is not as stated in the original booking. The Guest will be held responsible for any additional costs incurred as a result of exceeding the occupancy limit.

7. Pets and Animals

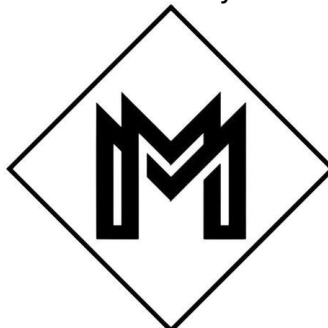
- **No Pets or Animals Allowed:** Animals, including pets, are strictly prohibited inside the Property. This policy applies to all types of animals or pets.
- **Penalty for Pets or Animals:** If any animals are brought onto the Property, the Guest will incur a penalty fee of **€1000** for every day. This fee will be charged to cover cleaning, potential damages, and any necessary repairs.
- **Owner's Right to Refuse Entry or Evict Guests:** The Owner reserves the right to refuse entry or ask **all guests to leave** if there are pets or animals in the villa.

8. Smoking Policy

- **No Smoking** is allowed inside the whole villa, including all rooms and bedrooms. This is a strictly enforced policy.
- Smoking is only permitted in designated outdoor areas.
- **Penalty for Smoking Inside:** If smoking is detected inside the villa or in the bedrooms, a penalty fee of **€1000** will be charged every day. This fee will be used to cover cleaning and deodorizing costs, as well as any damages caused by the smoking.
- **Owner's Right to Refuse Entry or Evict Guests:** The Owner reserves the right to refuse entry or ask **all guests to leave** if there is smoking inside the villa.

9. Diving and Pool Safety

- **No Diving in the Pool:** Diving into the pool is strictly prohibited. The pool is designed for recreational swimming only, and diving can cause serious injury.
- **No Jumping from the Balcony into the Pool:** It is also strictly forbidden to jump from the balcony or any elevated area into the pool. This activity poses significant safety risks and is not permitted under any circumstances.



- **Liability Disclaimer:** The Owner is **not liable** for any injuries, damages, or accidents that occur due to diving, jumping, or any unsafe activities in or around the pool area. The Guest assumes full responsibility for the safety of themselves and their guests while using the pool.
- **Owner's Right to Refuse Entry or Evict Guests:** The Owner reserves the right to refuse entry or ask **all guests to leave** if they do not follow the Diving and Pool safety.

10. Security Cameras

- **Cameras on the Property:** For the safety and security of all guests, the Property is equipped with security cameras located **on and around the villa**. These cameras are positioned to monitor the exterior of the Property, including entrances, common areas, and the pool area.
- **Privacy Assurance:** The Owner takes the privacy of the Guest very seriously. The cameras do not record or monitor any private areas inside the villa, including bedrooms and bathrooms. Only the exterior and shared outdoor spaces are monitored.
- **Use of Camera Footage:** In the event of an incident or emergency, the Owner may provide footage to relevant authorities, but only with the express consent of the Guest. Any request for footage will be made in consultation with the Guest, and the footage will be provided only if necessary for safety or legal purposes.

11. Insurance Requirement

- **Guest's Responsibility for Insurance:** The Guest is required to arrange their own travel, health, and property insurance prior to entering the Property. The Owner does not provide any insurance for the Guest during their stay.
- **No Insurance Provided by Owner:** The Owner does not provide any insurance coverage for personal injury, accidents, theft, or damage to the Guest's property. It is the responsibility of the Guest to ensure that they have adequate coverage for their own safety and belongings.
- **Agreement upon Booking:** By booking the Property, the Guest acknowledges that they are fully responsible for securing their own insurance and agrees to hold the Owner harmless for any lack of coverage or failure to obtain insurance.



12. Maintenance and Repairs

- The Owner will make every effort to ensure the Property is in good working condition. However, the Owner is not responsible for interruptions in utilities or unexpected maintenance issues.
- **Power Outages:** Guests should be aware that **power outages** may occasionally occur on the island, due to its isolated nature and infrastructure limitations. The Owner is **not liable** for any inconvenience caused by these outages, and the Guest accepts that such occurrences are a possibility during their stay.
- If any maintenance issue arises, the Guest should report it immediately to the Owner. The Owner will make reasonable efforts to resolve it during the rental period.

13. Safety and Behavior

- **Prohibited Dangerous Behavior:** It is strictly forbidden for Guests to engage in dangerous behavior such as climbing on fences, walls, railings, or standing on edges.
- **Adherence to Rules:** The Guest agrees to follow all rules of the villa. Failure to adhere to these rules may result in penalties or the immediate termination of the rental agreement.
- **Liability for Unsafe Behavior:** The Owner is **not liable** for any injuries, damages, or accidents caused by the Guest or their guests' failure to comply with the safety guidelines, including climbing or engaging in unsafe activities. The Guest is fully responsible for any such actions.

14. Governing Law

This Agreement is governed by and construed in accordance with the laws of the country in The Netherlands. Any dispute arising from this Agreement will be subject to the exclusive jurisdiction of the courts in that country.

15. Additional Terms

- The Owner reserves the right to amend or update these Terms & Conditions at any time. Any changes will be communicated to the Guest prior to booking.
- The Guest agrees to comply with all local/international laws, regulations, and rules governing their stay.

By booking the villa, the Guest acknowledges and agrees to these Terms & Conditions.

