

## These are the Terms and Conditions for the rental of Sunset31

1. The property known as Sunset 31 (hereby after referred to as 'the Property') is offered for rental subject to written confirmation from Evagelos and Agapi Kosmidis (hereby after referred to as 'the Owners') being received by the renter (hereby after referred to as 'the Client').
2. To reserve the 'Property', the 'Client' should complete and sign the booking form and return it together with payment of an initial deposit (50% of the total rental cost). Following receipt of the booking form and deposit the 'Owner' will send a confirmation document as formal acceptance of the booking.
3. The balance of the rent is payable 2 months before arrival day. Reservations made within 2 months of the start of the rental period require full payment at the time of booking.
4. Subject to clauses 2 & 3 above, our cancellation policy is the following:
  - Within 15 days after reservation: full refund
  - From the 16th day after reservation, until the 15th day before arrival day: no refund, UNLESS the apartment is rented (from people other than the client), in which case only the deposit will be refunded.
  - The last 15 days before arrival day (last minute cancellation): no refund
5. 'Clients' are strongly advised to take out adequate travel insurance, which has comprehensive and suitable cancellation cover in the event of unforeseen personal circumstances.
6. The 'Client' shall not be entitled to remain in occupation of the 'Property' after the dates agreed, unless this has been agreed in advance and in writing with the 'Owner'. The 'Property' can be occupied at 14.00 hours on the day of arrival and must be vacated by 12.00 hours on the day of departure.
7. The maximum number of people to reside in the 'Property' and make use of its facilities shall not exceed 6+infant unless the 'Owner' has given prior written permission. The 'Owner' reserves the right to cancel the booking and evict the 'Clients' with full loss of rental costs

- if more than 6 people are staying in the 'Property'. Camping and caravanning is expressly forbidden on the 'Property'.
8. The 'Client' agrees to be a considerate tenant and take good care of the 'Property' and to leave it in a clean and tidy condition at the end of the rental period .
  9. We request that the 'Client' shall report to the 'Owner', or his agent, without delay, any defects in the 'Property' or breakdown in the equipment, plant, machinery or appliances in the 'Property' or pool or garden so that arrangements for repair and/or replacement can be made as soon as possible.
  10. The 'Owner' shall not be liable to the 'Client' for any temporary defect or stoppage in the supply of public services to the 'Property', nor in respect of any equipment, plant, machinery or appliance in the 'Property', swimming pool or garden, nor any loss, damage or injury, which is the result of adverse weather conditions, riot, war, strikes, acts of God or other matters beyond the day-to-day control of the 'Owner'. Nor any loss, damage or inconvenience caused to, or suffered by, the 'Client' if the 'Property' is destroyed or substantially damaged before the start of the rental period. In that event, the 'Owner' shall, within 7 days of notification to the 'Client', refund all sums previously paid in respect of the rental period. Such refund will not cover the costs of any flights, car or boat hire booked. The 'Owner' shall not be responsible for any consequential losses of the 'Client'.
  11. Under no circumstances shall the 'Owner's' liability to the 'Client' exceed the amount paid to the 'Owner' by the 'Client' for the rental period.