

House rules

Pedalion Villa – Vacation Rental Agreement

Complying with these House Rules at Pedalion Villa is a requirement of the vacation rental Agreement. Failure to adhere to the below House Rules may result in penalties such as deductions from the security deposit.

Read and sign these House Rules and please send the document back to us.

1. General Requirements:

- a. All Guests (and any Visitors) must comply with all House Rules and any other instructions from the Property Manager...Panayiota Nicolaou... during their stay; and
- b. Guests must notify the Property Manager of any disputes or complaints from neighbors as soon as reasonably practicable.

2. Payment

The non-refundable down payment of 30% of the final rental cost is required in order to secure your booking. The payment can be made via Bank Transfer. The balance of 70% can be paid at any time with no less than 4 weeks prior to the arrival date.

*Of course if booking is less than 4 weeks from arrival date the full amount is payable upon booking.

3. Deposit

The Security Deposit for Breakages & Damages is €150, payable on arrival.

4. Cancellation

To legally cancel your holiday booking, you must submit in writing by email. The valid cancellation date will be that of receipt of notification. Please note that a cancellation fee will apply. The cancellation costs are as follows:

- More than 40 days before arrival 100% refund
 - Less than 40 Days before arrival 10% refund
- (Please discuss in advance with our Booking Manager to get a credit note or refund)

5. Noise and the neighborhood:

- a. Pedalion Villa is suitable for infants and children. Guests are fully responsible for the safety and security of their children at all times, as well as any disturbance caused to other residents in the Neighborhood;
- b. Guests and Visitors must keep noise to a minimum as not to disturb the occupants of neighboring properties – especially during nighttime hours (e.g. 11pm – 7am), and upon arrival and departure;

- c. Excessive noise is prohibited at all times and may result in termination of the vacation rental agreement, eviction, loss of rental paid and extra charges which may be deducted from the Security Deposit;

d. Construction Work

From time to time, building work and its associated noise is unavoidable in a resort. We do not control or are able to stop such work and we do not always receive advance notice of when it will begin/end. Therefore we do not accept any responsibility if any such works being carried out.

6. Visitors

- a. Guests are allowed a maximum of8..... persons at any time during their stay.
- b. Guests are responsible for ensuring maximum visitor numbers are not exceeded; and that visitors are complicit with these House Rules.
- c. Any additional overnight Visitors must be approved in advance during the booking process and are subject to an additional fee.

7. Functions

- a. Parties and large gatherings of any kind are strictly prohibited at Pedalion Villa; and
- b. Any small gathering must comply with other rules set regarding Noise, the Neighborhood and Visitor numbers.
- c. If you would like to host an event (i.e. wedding, graduation, not party), please speak with Pedalion Villa Manager.
- d. If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges.
- e. If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.

8. Parking

- a. Guests and any Visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbors and other vehicles; and
- b. Parking arrangements at the Pedalion Villa are as follows:
 - Uncovered parking space available through the gates.

9. Garbage and recycling

- a. Guests and their Visitors are to dispose of Garbage and Recycling in accordance with the usual practice at Pedalion Villa (as set out below) in the allocated trash cans, and excess rubbish must not be left in public or common areas; and
- b. Garbage and Recycling arrangements at Pedalion Villa are as follows:
 - Please depose your rubbish in the communal bins for collection. Near the entrance/gate of the complex (on your left hand entering the complex) and make sure not to leave it outside as it will attract ants and pests.
 - Recycle bins for PMD and paper are provided. (Recycle bins are on the way to the beach)

10. Safety and security

- a. Any time Guests leave Pedalion Villa, it is their responsibility to ensure all windows and doors are closed/locked to maintain security and prevent rain and water damage.

- b. Guests must switch off lights, air conditioning, fans, electronics such as televisions when not in use to promote energy saving. It is not permitted to leave the air conditioning on when Guests are absent from Pedalion Villa.

Air Conditioning

- c. Some villa owners have experienced extremely high electrical bills as some customers have been leaving the air-conditioning on throughout the day when they are away from the Villa. Please ensure the air-conditioning is **switched off** whilst the villa is not occupied. Failure to do so could lead to an extra charge.

11. Swimming pool

Users of the pool do so after their own risk. There are safety signs and depth indicators by the pool which you should adhere to for your own safety. Children who are unable to swim must **always** be accompanied by an adult.

For safety reasons, it is not permitted to use any glassware in or around the pool area. Plastic tumblers and plastic cups have been provided for use by the pool and outside. Please do not take glass outside. Failure to comply with this rule will result in a fine deducted from the security deposit.

IMPORTANT: the pool area gets very slippery when wet –please take care and do not run around the pool area or back inside the house with wet feet.

12. Balcony and deck areas

- a. Guests must supervise any babies and children at all times when Using the Deck and Balcony areas.

13. Smoking

- a. Smoking is not permitted inside Pedalion Villa; and
- b. Cigarette butts must be disposed off the properly (i.e. in ashtray provided) and not thrown on property grounds. Failure to do so will result in a deduction from the security deposit.

14. Pets

Pets are not allowed at Pedalion Villa.

15. Barbecue

Upon request barbecue equipment to use, outside that is set up for our super guests' leisure use only. The BBQ is to be used by guests who stay at the villa and is not to invite others as it will be considered as hosting a party. Please clean up after yourselves and keep the grill clean. If found left dirty and requires extra cleaning, an extra cleaning fee may be required, could be deducted from your deposit. You will also need to add your own charcoal as it is not supplied.

The host does not take any responsibility for the consumables.

16. Damages and breakages

- a. All Damages and Breakages must be reported to the Property Manager as soon as reasonably practicable. Failure to report them will likely result in a penalty deduction from the security deposit.
- b. And; to avoid Damages and Breakages, no furniture is to be moved from one room to another without prior agreement. Also;
- c. No bathroom towels are to be removed from the property (i.e. for beach use). Separate beach towels are provided (extra fees apply) for this purpose.

17. Check –out arrangements

-Key handover to the Manager and/or please lock the keys back in the key safe outside the front door. Please lock the door.

Check out is 11:00 a.m (you may request for extra hours and discuss with the Manager)

- your rental fee includes a 3 hour departure clean, but if additional time is required, money could be deducted from your deposit to pay for the extra hours of cleaning.

NOTE: is really unusual for us to have to charge extra for cleaning in excess of the standard 3-hours.

18. Shared areas and amenities

Crystal Lagoon complex drive way and waste bins area are shared with other guests and villa owners; you are kindly requested to keep the shared areas clean and respect the neighbors!

19. Sub Letting

Villas cannot be sublet to any other persons other than those on the original booking agreement. Therefore the Booking Form/Contract must be filled in accurately.

20. Our Liability to you

We will provide your accommodation with reasonable skill and care. We do not accept responsibility if any death, personal injury, failure or deficiency of your accommodation arrangements beyond our control and is not caused by any fault of ours. When we talk about fault above, this means failure by ourselves to use reasonable skill and care in performing or providing the service in question. Please note it is your responsibility to show/prove that reasonable skill and care has not been used should you wish to make a claim. We will not be responsible for any injury, illness, death, loss (for example loss of enjoyment), damage, expense, cost or other sum or claim of any description whatsoever which results from any of the following: - (a) The fault of the person(s) affected or any member(s) of their party or (b) the fault of a third party not connected with the provision of your accommodation by us which we could not have predicted or avoided or (c) an event or circumstance which could not have predicted or avoided even after taking all reasonable care. In addition, we will not be responsible where you do not enjoy your stay or suffer any problems because of a reason you did not tell us about when you booked your stay or where any problems you suffer did not result from any breach of our contract or other fault of ourselves or any losses, expenses, costs or other sum you have suffered relate to any business.

*Please note, we cannot accept responsibility for any services that do not form part of our contract. This includes, for example, any additional services or facilities any other supplier agrees to provide for you.

21. General

Emergency services: Emergency contact number; you can **call 112** from fixed and mobile phones to contact any emergency service: **an ambulance**, the **fire brigade** or the **police**.

*For any urgent calls, you can reach Yiota +35797725255 out during your stay or +35799596439.

- ***Kindly reminder – In Cyprus the power plugs and sockets are of type G. (This socket only works with plug G.) The standard voltage is 240 V and the standard frequency is 50 Hz.
- Mid-rental clean and linen change: if you would like some fresh linen provided for you to replace the soiled linen on your beds, there is an additional charge for this which is €30. To include a

mini-clean too, which consists of an hour clean i.e clean bathrooms and downstairs WC, trip beds and remake beds with the clean linen; it is an extra €30 on top of the above – so for a clean and change of linen, its €60. (to be arranged in advance with the Manager)

22. Compliance

Breach of any of these House Rules is a breach of the Terms and Conditions of occupancy as per the Rental Agreement. The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Pedalion Villa, any Guests or Visitors who refuse to follow these House Rules or who cause a nuisance to neighbors or other residents of the community.

Date: Signature: (name of person signing)