**Policies**

* **Deposit:** A deposit of 50% is due within 3 days of the reservation. If the deposit is not received at this time, the reservation will be automatically cancelled. Please advise if you need an extension.
* **Balance:** A balance of 50% is due 60 days prior to arrival.
* **Minimum stay:** The minimum stay requirements are 7 nights during holidays (Christmas and New Year’s), 4 nights during high season (November 1st through April 30th) and 3 nights during low season (May 1st through October 31st).
* **Number of guests:** 14 guests maximum.
* **Visitors:**Any visitors other than the 14 allowed guests must pay a $50 dollar fee for a day pass, which must be requested 48 hours in advance.
* **Events:** Written permission from the owner is required to hold any event of more than 14 people (14 allowed guests + 6 visitors). There is a special charge (equal to one night’s rent), which must be paid to and confirmed by the owner or his agent prior to any event. We also require a damage security deposit of $500USD to be held until such time as we can confirm any damages or loss. At which time, the full amount of the damage deposit, less the cost of any damages or losses, will be returned.
* **Pets:** No pets are allowed on the property without written permission prior to arrival.
* **Rates**: Rates are subject to change without notice. All reservations with deposit will be honored at the rate in effect when taken.

**Cancellations**

* Cancellations made more then 60 days prior to the date of arrival will receive a full refund, less a 30% cancellation fee.
* Cancellations made less then 60 days prior to the date of arrival will not receive a refund, unless we are able to re-rent the villa for the same dates; then a full refund, less the 30% cancellation fee, will be made.