VILLA CISCA

Rental Agreement

1. VALIDATION

This Rental Agreement becomes valid after The Host has received a 50% (or 100% if the booking is made less than 20 days prior to arrival date) **nonrefundable deposit** and the booking has been confirmed in writing.

2. PAYMENTS

- We accept payments by cash, and bank wire transfer. No traveler's or personal checks, please. Full details of payment conditions will be given at the time of booking.
- Deposit required for booking is 50% (100% if the booking is made less than 20 days prior to arrival date). The remaining balance of the total rental amount should be paid prior to check in. All bank charges are the responsibility of the Renter.
- If payments are not made as required, The Host has the right to cancel the booking and retain the Deposit.
- All guests at the Villa must provide their Identification papers to The Host for registration with local authorities. Refusal to comply with this term may lead to Rental Contract cancellation and retaining all deposits by The Host.
- Cash security deposit for damages for the amount of IDR 2.000.000,- (Two million rupiah) should be paid prior to arrival. It is fully refundable.

3. CHANGES TO BOOKINGS

Changes to bookings can be made within 30 days or more prior to arrival, can only be made with approval by The Host. Any changes require written request and are subject to availability. Our team would do anything possible to accommodate your needs. However, in case the changes can't be made as required we would proceed with cancellation of your bookings. (see our Cancellation Policy). Each change implies an administration fee of IDR 1.000.000,- (One million rupiah) after the change has been confirmed.

4. CANCELLATION POLICY

- Cancellations with 50% refund of the total cost require a minimum 60 days notice prior to booked arrival date. Cancellations or changes that result in a shortened stay that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
- If the Property becomes unavailable to The Guest prior to occupancy, The Host agrees to refund the full amount paid to the date of cancellation, and The Guest agrees to release any claims against The Host.
- No refund is due (or will be made) for inclement weather, hurricane, earthquake, any natural disaster or any other non controllable situations such as but not limited to construction in the area, unusual noise or other disturbances. The Guest and parties listed above must comply with any mandatory evacuation order. Travel or Vacation Insurance is recommended to be obtained by The Guest.

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5. EVENTS

Villa's bookings are for vacation purposes and The Guest can't plan an event or function at the Villa without an approval from The Host. If an event is permitted at the Villa, an event fee, in addition to the local community ('Banjar') fee, will apply.

6. LOSS AND/OR DAMAGE

- The Guest is responsible for keeping the Villa in good condition. The Guest is responsible for any loss and/or damage to the Villa during The Guest residence at the Villa.
- Repair and maintenance problems must be brought to Host's attention within 48 hours of occupancy or occurrence, or The Guest will be held liable for all such damages or repairs. The Host will not be responsible for any unauthorized expenses incurred by The Guest. Costs of needless or unauthorized service will be charged against the Security Deposit with any remaining charges to be billed to and paid by The Guest.

7. INCLUSIVE FEES

Welcome drink; daily mineral drinking water; 24hr wifi internet service and local television broadcasts; water and electricity; linens/bath towels. The garage is only allowed for two cars.

Note: Range of other services like laundry/dry cleaning; tours; transport; etc are available at a modest fee.

8. MAXIMUM OCCUPANCY

The numbers of persons occupying the Villa must not exceed the maximum number stated in the booking confirmation, to 8 adults plus 4 children. Young children may be accommodated in the bedrooms of their parents.

9. LIABILITY

- The Host do not accept responsibility for any alterations made to the Villa or its amenities, which are beyond its control. The Villa Host, or their agents, employees, affiliates, authorized representatives will not accept any responsibility or liability, for any injury, sickness, loss, damage, additional expense or inconvenience, directly or indirectly caused by or arising out of the use or condition of the Villa, its plumbing, gas, electrical or otherwise, and exceptional weather conditions, that is suffered or alleged to be suffered by The Guest and/or invitees. Furthermore, no responsibility is accepted by Villa Host, or their agents, employees, affiliates, authorized representatives for the personal belongings, vehicles and contents of vehicles of the Renter(s), their guests or invitees.
- The registered Guest and party(ies) on this Agreement and their guests up to 8 adults plus 4 children are the only overnight guests allowed, unless prior written permission is received from The Host. The Guest signing this Agreement will be held responsible for all other parties and/or guests of The Guest for compliance with this Agreement, with listed policies, ordinances, rules and regulations and for any losses incurred by The Host or to the Property due to negligence or vandalism.
- The Guest agrees to indemnify and hold harmless The Host of the Property against all loss, damage, expense, and penalty arising from any action of The Guest or visitors of The Guest which causes injury, death, ongoing disability to any person or damage to any property.

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10. COMPLAINTS AND FORCE MAJEURE

- Complaint concerning the Villa and/or service is taken up promptly with the Villa Host. The Host will not investigate complaints made after The Guest has left the Villa.
- The Host shall not be liable to The Guest for any failure to perform obligations under this Rental Contract due to causes which prevent it from fulfilling its obligations under this Rental Contract, which are beyond its reasonable control and of a nature, which it neither has the power or authority to remedy, including without limitation, acts of God, acts of civil or military disturbances, power failures, fires, floods, epidemics, wars, riots and acts of terrorism. In the event of such an occurrence, The Host shall give prompt written notice thereof to the Renter and any time for performance of an obligation shall be extended by time equal to the length of delay attributable to such occurrence.

11. TERMINATION

- The Host reserves the right to immediately terminate this Rental Contract in the event The Guest breaches one or more of the Terms and/or Conditions herein.
- If The Host employs the services of an attorney(s) to enforce any conditions of this Agreement, to collect any amounts due, the eviction of The Guest, or because The Guest takes any action to recover deposits not due, The Guest shall be liable to The Host for reasonable attorney's fees and costs incurred by Host.

12. INTERPRETATION

- Any dispute, with respect to a person occupying or having occupied the property to seek recourse against the property Host for any reason, shall be governed by the laws of Indonesia and settled exclusively by the courts of Indonesia having proper jurisdiction.
- The Guest is expected to be courteous to residents and staff, to be respectful of the rights of others, and to not be noisy. The Host shall under no circumstance be responsible for any disturbance or inconvenience to The Guest occupying its properties for the actions of its neighbors or the surrounding area.
- All information provided by Host while deemed true and reliable, is not guaranteed. Changes in inventory, items and decor may occur from time to time and such changes will not void or alter the terms of the agreement.

13. PROHIBITION

- Smoking on grounds is permitted. Smoking is strictly forbidden inside the buildings. Evidence of smoking inside the buildings will result in immediate eviction and forfeiture of all amounts paid and will result in additional Cleaning Fee to Renter as Excess Damage Cost and will be charged against the Security Deposit.
- Strictly forbidden use any illegal, NARCOTICS or prohibited substance.
- It is not allowed to bring inflammable and explosive substances and matters with strong or unpleasant smell into the Villa. Electrical appliances for which you have not obtained the host's approval cannot be brought into the Villa.

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14. PETS

Pets are not permitted in the Villa under any conditions, unless agreed with the host in advance.

15. FALSIFIED RESERVATIONS

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

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