

Terms and conditions

Bookings - Ama Lur villa will accept your inquiry for booking. Bookings are on a 'first-come, first-served' basis and are for a minimum of three (3) nights. Ama Lur villa reserves the right to decline a booking without giving any reason. A booking will be held confirmed once the initial deposit has been paid and the terms and conditions have been signed.

Initial Deposit - An initial deposit of 50% of the Villa rental must be paid before the booking is confirmed and a contract comes into existence. No contract will exist with Ama Lur villa until the funds and the signed booking form has been received and accepted by Ama Lur villa. If funds are not received within 5 banking days the reservation shall be deemed as being cancelled. Should the booking be cancelled, cancellation charges will become payable in accordance with cancellation Paragraph hereto.

PAYMENT

Payment of the outstanding balance must be paid at least 30 days before the day of arrival. If Ama Lur villa does not receive the balance by the due date, Ama Lur villa reserves the right to cancel the booking and cancellation charges will apply. If the booking is within 30 days of the arrival, the whole cost of the Villa rental shall be due at the time of booking.

CANCELLATION AND AMENDMENTS TO RESERVATION

If it becomes necessary to cancel all or any part of the booking, Ama Lur villa must be notified in writing (email acceptable). The cancellation will take effect from the day the written confirmation is received. The following cancellation charges will be payable depending on when the notification of the cancellation is received in writing:

60 days or more before arrival date: Deposit returned.

Within 30 days of arrival date: All rental payments are forfeited.

The above cancellation charges also apply if Ama Lur villa cancels the booking due to non-payment of the balance. If the dates of the booking require be changed or amended, cancellation charges shall not apply. Any change to the original reservation is subject to the approval of Ama Lur villa.

ARRIVAL & DEPARTURE TIMES

Guests should assume the Check-in time is after 14 noon, and checkout time is prior to 12 noon, unless otherwise agreed. Account will be taken where possible of flight arrival/departure times etc.

ALTERATIONS AND CANCELLATIONS BY AMA LUR

Though it is unlikely that Ama Lur villa will have to make any changes to confirmed arrangements, it does occasionally happen, and we will advise you at the earliest possible date. If, for any reason beyond our control, we are unable to provide you with the Villa, Ama Lur villa shall reserve the right to cancel the reservation. For example, but not inclusive, if the property is damaged or

rendered unusable Ama Lur villa will endeavor to locate an alternative property for the period required but no guarantee is given that this can be done. However, if this is not possible, or you do not wish to be transferred, Ama Lur villa will cancel the booking and refund in full, less any bank transfer charges, the amount paid to Ama Lur villa. Ama Lur villa shall not be liable for any further obligations or claims by the client.

REGISTERED GUESTS

Only those persons stipulated on the booking form may reside at the property as guests. Please notify us as soon as possible of any changes. The number of people staying at the property must not exceed the maximum capacity indicated in the website or elsewhere, except in the case of infants (under two years old), or unless specifically authorized. Should the owner or the local representative find that the number of people staying at the property exceeds that on the booking form, he may, at the absolute discretion of Ama Lurvilla, ask the extra person or persons to vacate the property forthwith. No camping is permitted in the property grounds. Ama Lur villa regrets that no pets are allowed on the entire property.

SECURITY DEPOSIT

A security deposit using a credit card empty signed slip payable to Ama Lur villa with the arrival of the guests. This is to cover the cost of any damage or breakage's during the rental period of the Villa's or their contents.

INSURANCE

It is a condition of the booking that the entire party is covered by comprehensive travel insurance (including cancellation, flight delays, loss and damage to baggage and other property) and health insurance (including evacuation and repatriation coverage). Ama Lur villa is held harmless by you and your party against all claims including any accidents related to the use of the Villa facilities or locally procured third party services such as, but not limited to, watercraft, water sports, jeep or motorbike rental.

Ama Lur villa shall not be responsible for any delay, additional expense or inconvenience caused directly or indirectly by events outside Ama Lur villa control such as civil disturbances, fires, floods, severe weather, Acts of God, acts of Government etc.

By acceptance of this contract it is assumed by Ama Lur villa that this requirement has and will be complied with in full.

COMPLAINTS

Ama Lur villa does not accept responsibility for the breakdown of the supply of water, or electricity, or of swimming pool filtration systems, though we will use our best endeavors to arrange for any such problems to be solved quickly. If there are any problems during the rental period, which could not be solved by dealing directly with the Villa staff please contact the manager immediately and he will use its best endeavors to rectify the situation. It is understood that infrastructure, local standards and conditions are often of a less developed

nature in a remote resort location than in most urban environments Ama Lur villa will do as much as can be reasonably expected to avoid and rectify any problems that may occur, but cannot be held responsible for any problems. Any complaints must be notified to Ama Lur villa manager within 24 hours of the occurrence-giving rise to the complaint. Should a problem remain unsolved please make a complaint in writing to Ama Lur Villa within 14 days of the completion of the rental period. If the Villa is vacated before the end of the rental period without mutual agreement, this may result in the loss of all rights to compensation.

CONDUCT & BEHAVIOUR

The person signing the contract is responsible for the correct and appropriate behavior of the guests staying at the Villa. Should any member of the party not behave in such a manner, Ama Lur villa owner or local representative may at their absolute discretion ask the offending guest or guests to vacate the Villa forthwith.

STAFF AT THE VILLA

The services of staff are included at the villa. Additional services such as those drivers can usually be sourced, although such services cannot be guaranteed. Please give ample notice as possible; especially at peak holiday seasons and we shall try to assist. Ama Lur villa can assume no liability for such contracted staff. The rates for these services will be provided in advance and shall be paid as incurred direct to the Manager at the Villa.

VALUABLES

Any valuables left at the property is left at ones own risk. Neither Ama Lur villa nor the owners nor the staff are responsible for their loss or damage.

DUE CARE AND SUPERVISION

As part of this agreement Guests are required to take due care when residing at the villa and especially children playing in the gardens; near the entrance from the main road; near or in the pool, on the beach, including the sea. Furthermore Guests are reminded not to enter the Villa wet, as the floors can be slippery. Injury, damage or injury arising shall not be the responsibility of Ama Lur villa in any way whatsoever.

APPLICABLE LAW

These conditions and any contract to which they apply are governed in all respects by Thai law and the Thai courts only shall have jurisdiction in relation to any claim or dispute arising out of, or connected with them.

AGREEMENT

I/We agree to the above conditions and do hereby agree to above.