



102B East Park Drive
Celebration
Florida 34747
USA

Terms & Conditions

Directions: For the assistance of guests, direction sheets from each of the 4 principal airports in Florida to IPG's Welcome Centre for guest registration have been provided. Please click attachment. If any guest needs further assistance on route, please contact (Formosa Homes' contact details) or IPG's Welcome Centre on Tel: 863 547 1050.

Check In: The designated check-in time is anytime from 4pm on the day of arrival. IPG's Welcome Centre is open 24 hours a day, 7 days a week so rest assured even if you have a late arrival time, you can be sure of a friendly welcome. Note, for guests wishing to consider an early check-in, this may be possible and is subject to availability where a charge of \$50.00 plus tax would apply for guests checking in before 3pm. Note, when guests check-in, the person registering must be at least 21 years old and provide photo ID and a current credit card otherwise keys/cards/codes cannot be issued. IPG Front Desk staff is required to take an imprint of the credit card. At that time the guest registering will be asked to provide either a security deposit of \$350.00 by way of a "hold" on the credit card or we offer a non-refundable Property Protection Fee of \$65.00 plus tax per property per booking which is added to your account for your convenience and peace of mind. Whilst you remain responsible for damages that are not covered under this program, payment of this fee ensures that you will not be charged for damages that are clearly accidental and of an accidental nature (up to \$1,000 maximum). Full details are provided on the "Registration Form" you complete at the time of Check-In. Please also note, all properties are self-catering, non-smoking units and pets are not allowed unless the property you have booked clearly states, "Pets Allowed". Where a property does allow pets, there is a non-refundable charge of \$400.00 per pet, per stay.

Guests will then be issued with a key(s)/card(s)/code to their designated property along with directions from IPG's Welcome Centre to the property.

Check-Out: The designated check-out time is 10am and is strictly enforced. Any guests checking out after this time are liable to a late check-out charge of \$50.00 plus tax and in the event a guest party has not vacated their property by 2pm, a charge of one night's accommodation shall be levied. In the event any key is not returned to IPG at the time of check-out, IPG reserves the right to charge guests \$60.00 for each key not returned though should guests return the key(s) within a few days of their departure date, the charge would be refunded to their credit card.

Maximum Occupancy: The maximum occupancy of all properties is 2 per bedroom plus 2 if the property has a sofa bed. Failure to comply with this requirement may result in expulsion from the property without refund and may also constitute a violation of State Law.

Disputes: If there is any dispute arising from the guests' stay it should be made known to IPG/local manager in the first instance and only if the dispute has not been settled during the guests' stay, should such dispute be put in writing and sent to whomever the guests' contract is with and that party would then need to forward the guests' written grievance to IPG for a written response.

Force Majeure: With regard to the performance hereunder, Formosa Homes LLC (hereinafter referred to as "Manager") shall not be deemed to be in default of any term or condition herein if, for reasons beyond Manager's reasonable control (including, without limitation, acts of God, natural disaster, labour unrest, war, declared or undeclared, the existence of injunctions or requirements for obtaining licenses, permits or other compliance with applicable laws, rules and regulations), such performance is not reasonably possible within such time periods, then the time for such performance shall be extended until removal of such reasons beyond Manager's reasonable control, provided that Manager commences such performance as soon as reasonably possible and diligently pursues such performance.

Limited Liability: As property manager, Formosa Homes, LLC will not be liable to any party for any act or omission on the part of Formosa Homes, LLC or any of its directors, officers, employees, agents, successors and/or assigns in connection with or otherwise related to the performance of property management services as described by this website. Each owner and guest agrees to save, defend, hold harmless and indemnify Formosa Homes, LLC, and its directors, officers, employees, agents, successors and/or assigns, from and against any and all losses (including without limitation, indirect, special and consequential damages) claims, suits, liabilities, demands, judgments, notices, orders, fines, penalties, costs, and attorneys fees, including without limitation, those incurred in any regulatory or administrative proceedings, whether at trial or on appeal or otherwise arising out of, or in any way related to, any property management or

other service or agreement involving the property owner and/or the guest and Formosa Homes, LLC; provided, however, that the above-described disclaimer of liability and indemnification provisions shall not apply in the event Formosa Homes, LLC is judged by a court of competent jurisdiction to have acted or failed to act as a result of intentional and willful misconduct, and said act or failure to act is the direct cause of the underlying liability or basis of indemnity.