



RENTAL RULES

Boas-Noites, Lda. 531a Cerro Manuel Viegas 8005-437 Faro, Portugal
www.monte-bougainvillea.com / info@monte-bougainvillea.com
+351 925 249 497 or 564



RENTAL RULES

By making your security deposit or rental payment you are expressively agreeing to the terms set out in these Rental Rules.

Any exception from these terms, even when granted by Monte-Bougainvillea, its owners, employees or representatives, is at your sole risk and responsibility.

CHECK-IN

CHECK-IN time is 14:00 and CHECKOUT is 12:00 local time. For early check-in or late checkout please call to enquire before reservation.

To ensure proper reimbursement of your security deposit please ensure to leave the keys to both apartment, locked, and car, locked with full fuel tank.

ACCESSIBILITY & SAFETY

Please note the property is on the map and easily accessible by paved road but not suitable for the physically impaired. We accept children of all ages and we can provide various equipment such as car seat (E2 9-36kg), high chair, wash basin, potty seats, etc.

All Monte-Bougainvillea apartments are contained in one single Villa. Each apartment has nevertheless its own independent entry from the outside and own independent aircon/heating. However, some apartments have communicating double doors with sound insulation. There are no interior shared places apart the laundry & games room contained in a separate building.

While we endeavour to meet health authority and governmental guidelines in Portugal, guests remain none the less responsible and liable for any rule, guideline or law applicable to them irrespective of issuing country.

Monte-Bougainvillea will report to authorities any breach putting other guests or its personnel at a health risk and reserves the right to expel any guest refusing to apply generally accepted security measures such as distancing and masks where and when required.

SMOKING

This is a NON-SMOKING property. Smoking is permitted outside in certain areas. Smoking is NOT allowed in the apartments.





SECURITY DEPOSIT

A security deposit of 250.00 euros is required in cash on the date of your arrival. The deposit covers insurance deductibles in case breakage. The deposit is NOT applied toward rent; however, it is fully refundable.

No later than two days after departure, provided the following provisions are met:

- No damage is done to property or its contents, equipment beyond normal wear and tear.
- The apartment is left in reasonable condition with equipment, furnishings and decorations intact. Garbage in proper bags, supplied, outside the entrance of the apartment.
- No towels or linens are lost or damaged.
- All keys are left at the reception at check out.
- All charges accrued during the stay are paid prior to departure
- No unlawful conduct has occurred.

The reimbursement will be made via the same channel it was deposited or bank transfer.

PAYMENT

50% of the rent is payable upon booking in order to reserve. 100% of the rent is required at latest 90 days before arrival date or 7 days after booking date for arrivals in less than 90 days. Please make payments via credit card on our web-site or by bank transfer.

CANCELLATIONS

Cancellation within 30 days prior to arrival date will incur a penalty up to 100% of the total billed amount unless otherwise specified in the reservation details. Penalties of 10% to 25% are otherwise applied for cancellations more than 30 days prior to arrival. This may vary by booking channel.

In certain cases, arrangements can be made to avoid cancellation fees. The best in any case is always to call us directly. As a matter of policy, we will reimburse any cancellation fees retained if the reserved apartment is booked for the same dates within 48 hours of cancellation.

MAXIMUM OCCUPANCY

The maximum number of guests is limited to two (2) persons per bedroom. An additional sofa bed is available in certain apartments that can accommodate 1 to 2 extra guest(s) maximum upon request. Apartment rental rates are expressed for the standard occupancy. Extra guests will be charged a flat rate of 30.00 euros per night.

MINIMUM STAY

This property requires a three (3) nights minimum stay in lower seasons and one (1) week minimum stay during higher seasons.





WHAT'S INCLUDED:

Weekly Rates include: (7) nights stay in (1) apartment for the time of your reservation +

- Free use of villa pool and equipment (shared)
- A one-time linen & towel setup refreshed weekly
- A mid-week apartment refresh/light cleaning on request.
- A welcome package of refreshments / light breakfast
- Basic cleaning supplies, toilet paper, electricity and utilities

HOUSEKEEPING SERVICE

While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, we do a refresh mid-week or at any on request. We do not permit white towels or linens to be taken outside. Beach towels are provided.

EXTRA AMENITIES

A Laundry room with high quality washing and drying machine is available to all guests. Cleaning 'pods' are available on site. Please note that the use of the machines is at your own risk and responsibility. We cannot be held liable for damages incurred by the use of these machines.

A refrigerator offering various refreshments, soft drinks, beer, water and wine as well as a freezer with 'just in case' items such as frozen pizza, ice cream and ice cubes.

Amenities are provided on a self-serve open coin box honesty basis priced to cover costs.

WATER AND SEPTIC TANK

These WCs are on wells and septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine or inappropriate products have been flushed and clog the septic system, you will be charged damages. The rest of the villa is connected to the city supplied mains water. Tap water is safe to drink.

NOISE LEVELS

Monte-Bougainvillea aims to leverage the calm of its surroundings. Pool and terraces close at 00:00. Guests are expected to keep their noise level to reasonable level in respect of other guests and keep the quiet between 00:00 and 08:00. No parties will be allowed without the express consent of the owners.

PARKING

Parking is available on request. Please call to enquire before booking.

PETS

PETS are not permitted. Please note there are a dog and 4 cats living at the villa.





GARBAGE/ WASTE MANAGEMENT

Portugal is visibly lagging behind on some environmental matters but we do believe things are changing, and the least we can do is set an example. We do our own waste management. We sort plastics, glass, paper and organic/others. We collect and transport the waste ourselves to selective sites. If you are so kind to support us or the environment, or both, simply use the sort bins and if any one is full, leave outside your doorstep.

We will take care of the rest. We recycle plastics, glass, paper and organic material separately.

Bins with green garbage bags will be supplied for organic/ other waste. If ever full or need to be taken out for whatever reason, or upon departure reach out to us. We will take care of the rest.

Do not leave these green bags outside as they may invite unintended guests...

DAMAGES

All non-insured damages are payable in full at cost to repair or replace. The owners reserve the right to withhold any such damages against the security deposit and for any such amount not exceeding the value of damages irrespective of the amount of the Security Deposit.

Damages are to be assessed and values agreed between the owners or their representatives and the responsible guest(s). Should an agreed solution not be found a formal complaint will be filed and Portuguese law shall prevail.

POOL

The pool is shared with the owners and other guests of the villa (max occ. 15). It is not guarded nor suitable for young children or people who cannot swim. Use at your own risk. Pool closes at 00:00. No parties unless authorised. No glass of any kind at or around the pool at any time. When sunbathing use sunscreen, it's necessary. Also please use the shower prior to using the pool to rinse off the sunscreen. Simply reapply afterwards.

SUNSHINE

It is worth repeating. The Algarve is blessed with a lot of sunshine ☺ Use sunscreen, it's necessary.

PROPERTY POLICIES, RATES AND PRICING are subject to change without notice.





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