

Vacation Rental Terms & Conditions

Leasing of the property is for the sole purpose of residential housing of the agreed Guests for the specific period of time and for no other use unless otherwise agreed with the Homeowner.

The total number of guests cannot exceed the number identified in this agreement or on the Luxury Retreats Kefalonia Webpage or through any related platforms or alternative channel for leasing properties for short term rentals. Parties, weddings, receptions and other social events not allowed unless written permission, proof of insurance, and other requirements and fees as deemed necessary.

Security deposit: Is the sum of money that the guest might be asked to pay during the check-in process of the property as the safe against damages made to the property. If no damages occur during your stay, the total sum is given back in full at check-out.

Failure to comply with above terms or any of the following will/may result to the immediate termination of the leasing agreement, the foreclosure of the whole amount of the stay, excluding the security deposit amount if no damage is present, the forceful vacating of the property & personal contacts of the occupants.

Homeowner reserves the right to enter the property for inspection at all times with reasonable warning/notice to Guest. Supporting personnel (maid, gardener, pool/Jacuzzi and maintenance members) will enter the property at pre-agreed times. Your hostess will inform you of those dates and times.

Food supplies (groceries, meat, vegetables, etc.), alcoholic drinks, bottled water or other supplies are NOT included in the rental price except items included in the “welcome package”.

The rental day ends at dedicated time written on the rental agreement. - Guests staying after the confirmed check-out time and no later than 17:00 will be charged 1/2-day rental - Guests staying after 17:00 pm will be charged a full day rental unless otherwise agreed.

Properties are expected to be handed over tidy and clean. An extra cleaning fee may be subtracted from the security deposit or charged extra, in the event that no security deposit is agreed upon, whereupon the property is left excessively dirty or damaged.

It is prohibited to change the setting or decoration of the house (including furniture re-arrangement) without the prior consent of the Homeowners. Re-decorating the house can lead to cancellation of the booking and forfeiture of the whole stay and damage deposit amount.

The Guest(s) is/are liable for any damage or for the removal /destruction of items on and around the property, including plants, external structures, etc. Guests are expected to respect the property and its contents, including towels and linen as well as all ornamental things, which cannot be removed from the property.

Pets are allowed only with prior consent and approval of the Homeowners. The Homeowners reserve the right to cancel the rental agreement if a pet or is found on the premises without prior consent.

Guests are expected to conserve water & energy. Please turn off lights, fans, stoves, air conditioners, water heaters, TVs unless really needed! Water is extremely scarce on Greek Islands, use it, kindly consider this when using all of the above.

Guests are expected to use common sense and caution not to jeopardise the stability of the building and structure or expose them to fire, explosives, flammable or pressurised liquids (e.g. scuba tanks, oxygen bottles, liquefied gas bottles, etc). In the case of such damage, guests will be held legally liable for such damages and charges shall be pressed through the Greek Judicial System.

Guests are expected not to bother neighbours, also to kindly respect the common siesta time & noise in the evening hours (14:30-17:00 and 23:30-08:00). The Homeowner has the right to terminate the lease of a property, if complaints are received for noise or strange behaviour during your stay (after receiving a written notice by email or/and text SMS message need to comply immediately with the rules) or leave without any reimbursement.

The Homeowner reveres our guest's safety and will do what is necessary to ensure all measures are in place. Under no circumstance will the Homeowner be held responsible for any accidents that may result in injuries, sickness, or death of one or more people during their stay in the property rental.

The Homeowner assumes no responsibility for accidents, injury, death or loss, including consequential damages from the rental and use of the property. When paying in your booking deposit, you hereby accept this Agreement to fully legally waive any future claim against the Homeowner in case any such event occurs.

Swimming Pools: special clause for houses with swimming pools, private or commonly used with caution for leisure only. Guests accept full responsibility for the use in or around swimming pools and comply with the written terms of using pools located by the pool. In the event of an accident, injury or death, by signing this Agreement, the Guests waive any future claim against the Homeowner.

Security and valuables: You are fully responsible for any valuables left on the property. Our company shall not be responsible for any potential loss. If provided, burglar alarms should be activated, safes used and suitable care is taken against theft and burglary. You should make sure to have all doors and windows closed and locked when leaving the accommodation or when being on the grounds. In the event of any theft or damage occurring through the negligence of your own, the Owner reserves the right to ask for compensation.

We strongly advise you to have a medical plan that will cover any medical expenses in Greece. In a case of sickness or injury, we will do our best to have the patient receive professional medical assistance, as soon as possible. If you or a member of your family has any serious chronic condition, including severe allergies, you are obliged to inform us in advance. Bring ample supplies of the medications you normally need or take. If you are allergic to bees or wasps common in Greece during the summer, please inform us and bring antidotes.

The Homeowner reserves the right to immediately end the lease agreement and choose to reimburse or not, in a case where property management has evidence or receives written complaints or authority notice about the impeachment of the Greek Law.

The Homeowner reserves the right to cancel and refund in full any reservation due to unforeseen weather conditions, natural disasters , property damage or any form of unforeseen property unavailability . Or to move/change the guests to another accommodation (if available-) in the area, with the Guests' prior consent.

In the case of a cancellation due to unexpected external factors, (Force Of Nature), under no circumstance will the Homeowner be responsible for consequential damages of such a cancellation (ticket loss, extra charges, etc.) and no such claim(s) will be honoured.

By accepting this leasing agreement, the Guests hereby affirm that they have legally entered Greece for vacation purposes only and have the legal documents to prove it upon request of the Authorities. In the opposite case, the Rental Agreement is canceled immediately and payment is forfeited in full.

In the event of any dispute, the parties agree that any such disputes shall be settled by the Greek Law.