

General Conditions for Rental

Article 1:

The site Maurice-villas.com is managed by Société Ocean Rentals Ltd which is registered with the Ministry of Tourism under License No. 003.

Article 2:

The bookings by Ocean Rentals Ltd are carried out on behalf of the owners of the villas at the prices indicated on the website. Prices include the following:

- Rental of villas
- Villas personnel engaged for cleaning and laundry purposes. Certain villas also propose the services of a cook.
- Reconfirmation of return leg of air tickets
- Intervention by our dedicated agents for any problem, reservations queries or any additional service.
- Any other charges excluding telephone calls

Other specific conditions attributable to individual villa are indicated in its relevant file on the web.

Article 3:

Bookings are effected online. Each request is processed individually and rapidly. Ocean Rental Ltd binds itself to reply within 48 working hours. This time span is necessary for an effective confirmation regarding the availability of the villas at the requested date/s. In case non-availability, Ocean Rentals Ltd would propose one or several similar villas.

Article 4:

In case of availability, Ocean Rentals Ltd will send you a return confirmation by mail. This is in no way a firm booking. On receipt of confirmation, you will need to indicate by mail your agreement for booking. We will then forward to you a letter of agreement together with an invoice for down payment of 30%. Your booking will become effective only after receipt of payment.

45 days prior to your departure, you will receive an invoice for the remaining amount and the rental contract. This payment needs to be made one month before your arrival to Mauritius.

In case, your request is made within 45 days before your arrival, you will need to settle the whole amount of the contract.

For any booking within less than 15 days before your arrival please consult us.

Article 5:

The rental is effected for a minimum of seven nights. Ocean Rentals Ltd reserved the rights after consultation with the owner to accept rental for less than seven nights. In such case, an extra charge of 80 euros will be levied.

Article 6: Payment conditions

Payment need to be made either by bank transfer or credit card.

Bank transfer should be made to the following account:

Bank	: Barclays Bank Plc
Account No.	: 14/2060841
Address	: P.O Box 165, Sir William Newton Street, Port Louis - Mauritius
Swift Code	: BARCMUMUMAF

Payment by credit card will not be effected online. We will forward you a payment form attached with the invoice. The form need to be filled and returned by Fax No. 00 230 210 78 78 together with a neat photocopy or a scan of R°V° of your credit card.

The credit card accepted by Barclays Bank are Visa, Master and JCB.

The authentic currency will be Mauritian Rupees. The rate fixed by Ocean Rentals Ltd will be listed in equivalent Euro terms and is subject to fluctuations according to exchange rate.

Article 7: Obligations of client

The client should behave reasonably and keep the premises in good running conditions. At any time, the villa need not accommodate more persons than those indicated in the contract and the website, except for children less than 2 years. In the event, this clause is breached, the owner reserves the rights to

claim additional payments or insist that the additional person/s leave the premises. It is also prohibited to erect tent in the garden. The holding of exceptional events such as receptions etc. are allowed on the understanding that they do not provide a source of disturbance to the neighbourhood.

The client is not allowed to claim for deductions of rent in case urgent repairs have to be made by the owner during the rental period.

Article 8: Exclusion clause of Ocean Rentals Ltd

While Ocean Rentals Ltd is aware of all the villas listed in its website, the description of the premises as well as the contents of the various documents and the contract are provided in good faith on the basis of information provided by the owners of the villa or their representatives. Ocean Rentals Ltd will be responsible for its own personal act.

The information regarding the nature, location, and state of the premises is the exact transcript of information supplied by the owners who certify that the premises are in good running conditions and are clean on the arrival of the client.

Ocean Rentals Ltd shall not be liable for the owner's negligent act, omission or any site modification not brought to its attention at the time of booking or any such time between booking date and the date of arrival of the client.

The responsibility of Ocean Rentals Ltd will be restricted to its role as an intermediary between the parties and in no way it will be liable for any short coming on the part of the owner or client.

Ocean Rentals Ltd will not be held liable for any nuisance arising from climatic conditions during the stay of the client in Mauritius.

Article 9: Cancellation of booking by the Client

Any cancellation by the client needs to be confirmed by fax, e-mail followed by written letter addressed to the registered office.

The cancellation fee is as follows:

- (i) 15 % of the rental price if the cancellation occurs more than 75 days prior to the arrival date of the client.
- (ii) 30 % of the rental price if the cancellation occurs between the 74th day and 45th day prior to the arrival date of the client.

- (iii) 50 % of the rental price if the cancellation occurs between the 44th day and 30th day prior to the arrival date of the client.
- (iv) 90 % of the rental price if the cancellation occurs between the 29th day and 7th day prior to the arrival date of the client.
- (v) 100 % of the rental price if the cancellation occurs less than 7 days prior to the arrival date of the client.

No reimbursement will be made if the client shortens his stay for whatever reasons.

Article 10: Nuisances

Neither Ocean Rentals Ltd nor the owner will be responsible for any irregularity or inconvenience arising from short supply of electricity, water or telephone services. Any claim resulting from public works, public and private gathering and demonstrations cannot be made against Ocean Rentals Ltd as they are beyond its control.

Article 11: Insurance

The client shall be responsible for taking out at his own expense all types of insurance coverage, life, health, accident, theft, etc... for his stay in Mauritius and discharges Ocean Rentals Ltd of any liability in this respect.

Article 12:

The address of registered office of Ocean Rentals Ltd is **Suite 708, St James Court, St Denis Street, Port Louis**. The dedicated agents of Ocean Rentals Ltd are capable of resolving any problem arising during the stay. They are also able to provide any other auxiliary services such as provision of beach equipment, sailing kite surf, surfboard, and special equipment for babies, making booking, organisation of excursions and advise on restaurants etc.

Article 13:

Any dispute or difference arising out of or in connection with the contract shall be settled according to the Laws of Mauritius which shall be the law governing the contract and Mauritian Courts shall have exclusive jurisdiction.

