

RENTAL CONDITIONS

1. General

1.1 Upon agreement of the rental contract with the Owner, the tenants declare to agree with these rental conditions.

1.2 The property is privately owned and is therefore decorated to the personal taste of the owners.

The house will always be suitable for the number of people mentioned in the description of the property.

Please be aware that the property might not be decorated or furnished as you are used to at home.

2. Reservation and rental contract

2.1 Reservations can be made in writing (by e-mail). Aforementioned way of booking is binding for the tenants.

2.2 Immediately after booking, a reservation confirmation and rental conditions sheet will be sent to you by e-mail. Completely filled out copies need to be returned in 3 working days.

2.3 By returning the confirmation and the rental conditions the tenants agree to adhere to these agreements.

2.4 As soon as the Owner has received the final payment, we will send you the address of the rented property and a route description.

3. Payment and term of payment

3.1 The down payment (50% of the rental amount) must be in the Owner's bank account (see confirmation

sheet for details) within 10 working days after receiving the confirmation sheet and rental conditions as well as the security deposit.

3.2 The rest of the amount must be paid 8 weeks before arrival.

3.3 Any charges for money transfers are at the tenant's cost.

3.4 Should payment not be received within the mentioned time without a valid reason, the Owner has the right to cancel the reservation.

4. Cancellation costs

4.1 Cancellations need to be confirmed in writing, by email, together with a copy of the reservation confirmation sheet. Immediately on receipt of the cancellation, the Owner will send a confirmation of cancellation.

4.2 In case of a cancellation, the following conditions are valid:

- Up to 6 weeks before arrival 10% is charged to you for compensation, the rest of the down payment will be returned to your bank account. Any costs for the transfer is at the client's expense.

- Within 6-4 weeks before arrival the down payment (50%) will be charged.

- Within 4 weeks before arrival the entire amount will be charged.

WE ADVISE YOU TO ALWAYS HAVE TRAVEL INSURANCE!

4.3 In case the tenants need to cancel the reservation during the stay, there will be no refund whatsoever.

5. Arrival and departure time

5.1 The arrival day and time in high season is on Saturdays between 16.00 and 20.00. In

case you arrive later, please let us know as soon as possible (via +34 654 658 320.)

During other seasons the arrival date and time will be upon agreement.

5.2 The departure day and time in high season will be on Saturdays up to 10.00am. We will make an appointment with you on the spot for the check-out. In case you wish to depart earlier, please let us know at least 24 hours beforehand. In some cases we will agree upon an address where you can leave the key and we will transfer the deposit after checking.

5.3 A late arrival or early departure will not be a reason for refunding any sum of money. The amount for the entire stay will be charged.

6. Maximum number of people

6.1 The maximum number of people agreed upon the reservation confirmation sheet is not allowed to be exceeded on any moment during your stay without permission of the Owner, who has the right to dissolve the rental contract without any refund should these conditions be neglected.

6.2 Camping of any kind is not allowed on any part of the property.

7. Security Deposit

The security deposit must be paid at time of booking, serving as an insurance for possible damages or missing items, other than by normal use. The amount for this deposit is to be found on the reservation confirmation sheet. The tenants are obliged to handle the property and its inventory with the greatest care. Any possible damages will be taken out of this deposit. Before departure the Owner (or Agent) will always check the house. We ask you kindly to tell us immediately about damages and/or missing items.

8. Responsibility tenant

During the stay in the property, the tenants are held completely responsible for the property and its contents. Possible damages caused during the stay will be charged to the tenants.

9. Responsibility Owner

9.1 The Owner cannot be held responsible in case of injury, accidents, loss or theft of possessions and luggage during your stay. Security is your responsibility. We strongly recommend that you take out travel insurance when booking your holiday.

9.2 In case the Owner is obstructed in mediating by superior forces (for example war, natural disasters, strikes, etc.), it can cancel the reservation without any compensation.

9.3 It is possible that there are construction works near the rented property which can cause noise pollution. We will do all we can to keep you informed, but we can not be held responsible for this situation and it will not give the tenants any rights for a refund.

10. Cancellation by the Owner

In case the Owner is forced to cancel a reservation for reasons beyond their control, the tenants will be offered a similar or better property. If this new property is more expensive, the extra amount is to be paid by the tenants. If there is not another property available, or the tenants do not agree upon another property, the Owner will refund the down payment, without any other compensation.

11. Pets

If you wish to bring any pets, it is essential to let us know in advance since it is possible that pets are not allowed in the chosen property. If you do get permission, do not forget to update

your pet's passport with a health declaration of your veterinarian.

12. Complaints

If in any case something is wrong with the rented property, we ask you to inform us as soon as possible and we will do everything in our power to solve any problems. However, if you do not inform us during your stay, you will not have the right of restitution in any form.

13.Costs of Final Cleaning

There is no additional cost for the final cleaning but the tenants should leave the property as orderly as they found it on their day of arrival.