

Rental terms Holiday Home Casa Tosca Villamartin

(translated with Google translate)

Art. 1 Reservation

- 1.1 An application for reservation of Casa Tosca in Villamartin is made via internet booking via Micazu or through direct contact with the landlord. Confirmation of the application is confirmed with a request for payment.
- 1.2 The deposit must be paid within 7 days of confirmation of the reservation paid on the landlord's account. The remaining amount of the rent must be received by the landlord by the date stated in the email (6 weeks before the start of the rental period).
- 1.3 If the reservation takes place less than 6 weeks before the start of the rental period, payment of the full rental price must be made immediately after confirmation of the reservation.
- 1.4 Upon receipt of the deposit, the landlord will confirm the reservation definitively and the lease agreement will be concluded. In case of cancellation by tenant after this confirmation, charges are due.
- 1.5 Non-timely payment will be deemed to be a cancellation of the agreement by the lessee and consequently the terms of Article 2 of these Terms apply. The lessor also has the right to offer the rental again for rental to third parties.

Art. 2 Cancellation by the tenant

- 2.1 Cancellation must be reported to the landlord in writing as soon as possible.
- 2.2 The tenant will be due to the landlord upon cancellation:
 - If canceled up to the 42nd day before the start of the rental period: 30% of the booking fee, plus the reservation fee.
 - Cancellation between the 42nd to the 28th day before the start of the rental period: 60% of the booking fee, plus the reservation fee.
 - Cancellation between the 28th and the first day before the start of the rental period: 90% of the booking fee plus the reservation fee.
 - If canceled on the first day of the rental period or later: 100% of the booking fee plus the booking fee.
- 2.3 The cancellation fee due will be settled by the landlord as much as possible with the payments already made by the tenant. Should these be insufficient to cover the cancellation costs, payment must be made within 10 days of confirmation of the cancellation by the landlord to the tenant.
- 2.4 Departure earlier than planned, regardless of cause or cause, does not lead to a refund of paid rent and final cleaning fee.

Art. 3 Deposit

- 3.1 Tenant pays a security deposit. The amount of the deposit is € 200.00 and must be paid in advance by bank.
- 3.2 This amount will be deducted by the landlord if any amount of damage has been caused by the tenant, its co-owners or visitors to the property, the inventory and / or the living environment or if the payment obligations have not been met.
- 3.3 The final check for damages is done after the tenant's departure unless it has demonstrably made an appointment with the administrator.
- 3.4 If there is no need for deduction after the end of the reservation period, please contact. Item 3.2 will be refunded within 14 days after the departure date (the remaining part of) the deposit.

Art. 4 Liability

- 4.1 Persons under the age of 21 are not let out. Without escorting older, access to the house will be refused on arrival. In case of doubt, the administrator may ask for identification. In case of violation, tenant will be summoned to leave the house immediately. Amounts paid will not be refunded.
- 4.2 The tenant remains legally liable for damage that he has incurred, even if this damage is determined at the end of the stay.
- 4.3 The tenant is legally liable for his (non) acting as well as the actions of his co-lessees and visitors as well as for the damage they cause. Tenant must be insured against Legal Liability.
- 4.5 Complaints of the tenant resulting from non-compliance between the house or inventory as compared to the description on the site or the bad state of repair of the house upon arrival of the tenant must be made within 24 hours of arrival to the manager To be reported. This will immediately inform the owner.
- 4.6 The landlord accepts no liability for damage caused by the tenant and / or its residents and / or visit or their property as a result of their stay in the holiday home.

- 4.7 The landlord accepts no liability for damage resulting from (temporarily) being unable to supply utilities and / or the internet if this is caused by the outside.

Art. 5 Number of persons

- 5.1 The number of persons who may stay overnight in the holiday home may in no case be exceeded.
- 5.2 If the rental agreement is overridden, the lease agreement is deemed to be resolved by law and will be refused or denied access to the house without repayment or compensation..

Art. 6 Cleaning

- 6.1 Report complaints about the cleanliness of the holiday home on arrival at the manager so that you can resolve it in consultation.
- 6.2 Any financial compensation for subsequent complaints is excluded.

Art. 7 Smoking

- 7.1 Smoking indoors is prohibited.

Art. 8 Pets

- 8.1 Pets are not allowed.

Art. 9 Arrival and departure times

- 9.1 The arrival time is from 16:00 in the afternoon.
- 9.2 Departure is no later than 11:00 AM in the morning. Later departure is not excluded but only in consultation with the tenant receiving owner or manager.
- 9.3 Tenant must adhere strictly to these times unless otherwise agreed and stipulated in advance.
- 9.4 If the tenant exceeds the departure period, a subsequent rental period may be charged and all the resulting costs and any claims from next tenants will be borne by the transferor.

Art. 10 Responsibilities and obligations

- 10.1 Due to the proper course of the stay, the tenant is obliged to comply with the guidelines of the landlord and the manager and is liable to the tenant for the damage that would result from his unlawful conduct or failure to comply with the guidelines or this general conditions.
- 10.2 The tenant undertakes to respect the rented house including property and its surroundings, including the noise level in the area.
- 10.3 The tenant is required to provide access to the property for the necessary repairs and maintenance.
- 10.4 The renter must provide clean and empty housekeeping equipment such as washing machine, oven or dishwasher on departure. Failure to comply can be charged.
- 10.5 The tenant is obliged to adhere to the rules set out below regarding the use of the pool and the rules of the Association of Owners who are visibly hung in the common areas. Violation of this can irrevocably lead to immediate expulsion without the possibility of any refund.
- 10.6 The tenant undertakes to use energy economically at all times. The All In price includes 90 kWh of electricity/gas on average per week. If the total average is exceeded, € 5.00 per day will be charged, which will be deducted from the paid deposit
- 10.7 The tenant including other guests must provide the following information at the latest at check-in, which is necessary for registration with the Spanish government. Full name and address, date of birth, nationality, gender, relationship to the main tenant, ID or passport details. Persons under the age of 15 are not required to provide ID or passport details. Failure to provide this information, or only partially, will result in the registration with the Spanish government not being able to be completed and access to the house being refused, without refund or compensation.

Pool rules

1. The swimming pool may not be used between 22:00 and 08:00 or if the pool is cleaned and / or maintained.
2. Please shower before using the pool to remove excess sunburn and foot dirt.
3. No personal belongings such as chairs and / or sunbeds leave at the pool at night.
4. Glassware, crockery or ring-pull cans are not allowed by the pool. Only use unbreakable glasses to prevent danger of injury. No objects may be thrown into the pool.
5. Persons who rent owners may not invite non-residents to use the pool.
6. Children under the age of 8 can only use the pool under the supervision of a responsible adult.
7. Parents must ensure that their children adhere to the personal hygiene rules regarding the use of the pool. Please do not use the pool if you suspect your child is not feeling well. Babies should wear special waterproof diapers.
8. The swimming pools are non-smoking areas.
9. Pets are not allowed around the pool.
10. All trash and trash must be taken by the user upon departure.
11. Diving or making bugs is not allowed if swimmers are present in the swimming pool.
12. Large inflatable attributes are not allowed in the swimming pool while swimmers are present and must be removed if not used. Bracelets and swimming equipment are allowed.
13. Due to the presence of the houses around the swimming pool, radio, cd and other sound equipment are not allowed, however, personal sound-proofing devices with earplugs may be used.
14. It is not permitted to cause any nuisance and / or noise in any form.
15. Children are not permitted to play in the common areas after 22:00.