



## SHORT RENTAL CONTRACT / AGREEMENT

Las Palmas de Gran Canaria, at \_\_\_ of \_\_\_\_\_, 2.0 \_\_\_\_\_

### CONTRACT / AGREEMENT BETWEEN

**On the one hand:** D. Carlos Escobio Jimenez, adult, with Spanish nationality and residing at C./ Casuarinas S/N, Arinaga, E 35518 AGÜIMES. (Also known as landlord / manager/owner)

**On the other hand :** Mr. / Ms. \_\_\_\_\_, who is legally of age, with nationality \_\_\_\_\_ and residing at \_\_\_\_\_, with the Passport No. \_\_\_\_\_ (Also known as "Tenant", " Client" "Guest" or "Rental part").

**(A COPY OF YOUR PASSPORT IS ALSO NEEDED)**

**The first party** acts on behalf and representation of "**Specialodges**", which is part of the Spanish company "**Eurocash2000 S.L**" (VAT No. : B-35321454), located in C/ Casuarinas s/n, plot No. 109, Poígono Industrial de Arinaga, 35118 Agüimes, Gran Canaria.

**The rental part**, acts on his / her behalf.

For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:



## AGREEMENT

### 1. Property and Period

The rental part is interested in booking the available villa called “ \_\_\_\_\_ ” No. \_\_\_\_\_, located at the “Salobre Golf Resort”, Maspalomas and included in the land register of san Bartolomé de Tirajana, just for holiday purposes and between (day-month-year) \_\_\_\_\_ and \_\_\_\_\_, for a total of \_\_\_\_\_ nights.

At the same time, the landlord emphasize this will not be rented as a permanent residence of the tenant, but for a short term.

### 2. Total Amount:

The total amount for above mentioned period is \_\_\_\_\_ € ( \_\_\_\_\_ €/night) and will be settled on the basis of the conditions included in paragraph / item #6.

Mentioned total agreed amount includes the water and electricity consumptions, as well as the garden and pool keeper, a weekly clean service with towels and bed linen change (for stays longer than one week), a welcome kit, and our daily fresh bread delivery.

### 3. Delivery:

Home is rented in perfect conditions and totally furnished / equipped.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner within the next **24 hours**, so the Manager can arrange everything accordingly. Subsequent complaints will not be considered.

The tenant undertakes to keep the property and all furnishings in good order and to use appliances for their intended uses.

Smoking is allowed only outside.



**4. Personal effects:**

The Owner of the villa is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

**5. Occupancy:**

The villa will be rented for \_\_\_\_ adults and \_\_\_\_ children aged \_\_\_\_ and \_\_\_\_.

People other than those in the Guest party set forth above may not stay overnight in the property.

In case our staff realizes the total of guests exceeds mentioned agreed number, an additional charge of 50.-€ per person and night will be assessed

Under no circumstance can the maximum occupancy be exceeded.

- Small and polite pets are allowed only prior approval

**6. Payment conditions:**

The tenant transfers in this moment to “Eurocash 2.000 s.l.” the amount \_\_\_\_\_ .-€ , which corresponds to the prepayment of 30% of total amount for confirming the firm booking. Remaining amount \_\_\_\_\_ .-€ will be settled by a second bank transfer 2 weeks prior arrival or cash at key delivery.

- **Bank transfer**

<b>Bank details</b>	<b>BANKINTER</b> San Bartolomé de Tirajana Avenida de Tirajana s/n, EDIFICIO BARBADOS 35008 Las Palmas de Gran Canaria España
<b>Account Holder</b>	Eurocash 2.000, S.L. (B-35321454)
<b>BIC:</b>	BKBKESMM
<b>IBAN:</b>	ES04 01280810 89 0500503624



Any possible bank commission derived from the transfer will be settled by the rental part with the remaining amount or cash at arrival.

- **PAYPAL:**

In case the tenant would like paying via “PAYPAL”, the bank commission, around **3,5%**, will be settled with the remaining amount or cash at arrival (key delivery).

- **VISA:**

In case the tenant would like paying via “VISA”, the 1,5% bank commission will be settled with the remaining amount or cash at arrival (key delivery).

- **Once the prepayment (booking confirmation) is receipt, transferring the booking to others, as well as changing the dates shall be possible just prior request and approval.**

**7. Access:**

Guest shall allow staff from “Specialodges” and / or “Eurocash 2.000 s.l.” access to the property for purposes of repair and inspection. Owner shall exercise this right of access in a reasonable manner.

**8. Check in / check out**

The lease begins at 17.00 on \_\_\_\_\_ (check - in date) and ends at 10.00 a.m. on \_\_\_\_\_ (check out day).

Those standard times could be modified, according to tenant flight details but subject to availability and prior approval.



## 9. Rental rules:

The rental part will be responsible of following the residential rules as well as respecting the remaining customers' tranquility and rest during their whole stay at any of our villas, with its characteristic silence.

By repeated complaints from other guests, the owner will be able to annul this agreement immediately and without compensation.

All costs that could result from this cancellation have to be assumed by the tenant.

## 10. Cancellation Policy:

In case there is a Booking cancelation after non - refundable prepayment has been safe receipt; cancelation policy will be applied as follow:

- a) **Cancelation 30 days prior arrival:** loss of the already paid 30%
- b) **Cancelation between 29 and 3 days prior arrival:** Loss of the 80% of agreed total amount
- c) **Cancelation between 3 and 0 days prior arrival:** Loss of the agreed total amount (100%)

**WE ENCOURAGE ALL OUR RENTERS TO PURCHASE TRAVELER INSURANCE FOR ANY INCIDENT THAT COULD APPEAR.**



**This English version agreement is a translation of the original Spanish one.**

In case of disagreements / differences between both partys, the solving court will be in Las Palmas de Gran Canaria.

To confirm understanding on all above clauses of this SHORT TERM RENTAL CONTRACT, this document is being signed at \_\_\_\_\_ , the \_\_\_\_\_ of \_\_\_\_\_ of 2.01\_\_\_\_\_

Eurocash 2.000

Rental part

\_\_\_\_\_

\_\_\_\_\_