

SHORT RENTAL CONTRACT / AGREEMENT

Las Palmas de Gran Canaria, at ___ of _____, 2.0 _____

CONTRACT / AGREEMENT BETWEEN

On one side: D. Carlos Escobio Jimenez, adult, with Spanish nationality and residing at C./ Swing S/N, Maspalomas, E 35100 San Bartolome de Tirajana. (Also known as landlord / manager/owner)

On the other side: 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 "**Salobre Villa Investments S.L**" (VAT No. : B-86533429), located in C/ Swing s/n, Maspalomas, Salobre Golf Resort, 35100 San Bartolome de Tirajana, 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/apartment called “ _____ ”
No. _____, located at the Gran Canaria, just for holiday purposes and between (day-month-year)
_____ and _____, for a total of _____ nights.

At the same time, the landlord confirms 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 cleaning service with towels and bed linen change (for stays longer than one
week), a welcome pack, and our daily fresh bread delivery.

3. Delivery:

It is noted, that the property is in a perfect condition, from the construction, and the equipment, as
mentioned on the homepage. Any major damage, which is detected in the arrival or departure, may be
claimed by both sides. The tenant is asked to report any possible defects within 24 hours to the owner
/ manager, so this can be corrected immediately. Subsequent complaints cannot be considered. The
tenant is obliged to treat the house and facilities with care, and report all of it caused damage to the
property owner / manager, where he will be responsible for the cost of repair, or replacement.
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 100.-€ per person and night will be charged.

Under no circumstance the maximum occupancy can be exceeded.

- Small pets are allowed only subject to approval

6. Payment conditions:

The tenant transfers to “Salobre Villa Investments s.l.” the amount of _____ .-€ , which corresponds to the prepayment of 30% of total amount needed to confirm the firm booking. Remaining amount _____ .-€ will be settled by a second bank transfer 2 weeks prior to arrival or cash at key delivery, credit card payment is also possible.

Bank transfer

Bank details	Bankinter Avda. Tirajana s/n 35100 San Bartolomé de Tirajana, Gran Canaria
Account Holder	Salobre Villa Investments, S.L. (B-86533429)
BIC:	BKBKESMM
IBAN:	ES93 0128 0810 8801 0002 8647
Sort Code	0128 0810

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

- **VISA:**

In case the tenant would like to pay via "VISA", the +1,5% bank commission will be charged on the top of each payment.

7. Access:

Guest shall allow staff from "Specialodges" and / or "Salobre Villa Investments 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 16.00 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 with prior approval**.

9. Rental rules:

The tenant declares its responsibility to ensure that all necessary standards of cooperation in the tourist village, which is designed to relax, to be followed. He also will avoid parties or other behaviour that might disturb the other guests, neighbours or residents. Repeated complaints from third parties are sufficient in this case to cancel the lease with immediate effect. All costs which result from this will be borne by the tenant. The Lessee confirms with his signature at the end of the contract, knowing that clause, and will accept it.

10. Cancellation Policy:

In case of a Booking cancellation after non - refundable prepayment has been safe receipt; cancellation policy will be applied as follows:

- a) **Cancellation 30 days prior arrival:** loss of the already paid 30%
- b) **Cancellation between 29 and 3 days prior arrival:** Loss of the 80% of agreed total amount
- c) **Cancellation between 3 and 0 days prior arrival:** Loss of the agreed total amount (100%)
 - The lessee is authorized to transfer the amount paid for this booking to another person that will use the property at the booked period, (must not exceed the maximum number of people), this must be transferred (either before or later) by mutual consent. The availability of the objects is taken into account.
The tenant is thereby given the opportunity, to avoid the loss of the already paid amount.

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 parties, 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_____

Salobre Villa Investments s.l

Rental part
