

Rental agreement

Website: www.cliviavista.es

ADDRESS: c/ Olimpiadas, 8, ático, 5ª, Roquetas de Mar, 04740 (Almeria), Spain.

Telephone number for support: +34 950 32 03 (or +44 788 407 2055 in the UK).

RENTAL PERIOD – The dates are shown on the booking confirmation and the invoice.

CHECK-IN TIME is AFTER 4 P.M. CET AND CHECK-OUT is 10 A.M. CET. No early check-in or late check-out is allowed without prior written permission. It might be possible for us to store luggage for you on the check-in and check-out days outside of these times, at your own risk – please contact us in advance.

SMOKING – This is a NON-SMOKING property, except on the balcony. Please smoke away from the doors or you will have to pay for a deep clean of the property.

PETS – are not permitted in the apartment under any conditions.

RESERVATION DEPOSIT – A reservation deposit of 20% of the total rent is required to secure the booking. The advance payment is not a security deposit and will be applied towards the rent.

BALANCE OF RENT – The balance of rent is due 28 days prior to moving into the apartment. Guests who do not pay the balance of rent and security deposit by this date may be considered to have cancelled their reservation.

PAYMENTS – Please pay by bank transfer to Paul Dodds or by a debit/credit card on our website.

SECURITY/RESERVATION DEPOSIT – A security deposit of €200 is required. This must be paid with the final rent payment at least twenty-eight (28) days prior to arrival. The deposit is NOT applied toward rent and is fully refundable within fourteen (14) days of departure, provided the following provisions are met:

- No damage is done to property or its contents, beyond normal wear and tear.
- No charges are incurred due to illegal activity, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in rubbish bin, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and apartment is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No late departure.
- The renter is not evicted by the owner (or representative of the owner) or local law enforcement.

CANCELLATIONS – The cancellation policy depends on the website used to make the reservation.

Reservations on TripAdvisor are subject to the TripAdvisor booking policy. For example, TripAdvisor will not reimburse their fee no matter when you cancel a booking.

For www.cliviavista.es, there is no charge for reservations cancelled within one (1) week of making the reservation, as long as the reservation date is at least five (5) weeks before the arrival date. Cancellations that are made at least twenty-eight (28) days prior to the arrival date are subject to a cancellation fee of 50% of the total rent paid by the cancellation date. Rent will not be generally be refunded for cancellations less than 28 days before arrival. Any damage deposits that have been paid will be refunded

in all instances. Cancellation or early departure does not warrant any refund of rent. Guests needing to cancel should contact us directly to discuss options.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to four (4) persons, of all ages, except where the booking confirmation provides authorisation for more people to stay.

MINIMUM STAY – This property requires a seven (7) night minimum stay. If a rental is taken for less than seven nights, the guest will be charged the seven-night rate.

INCLUSIVE FEES – Rates are inclusive of linen, towels, water, electricity, parking and swimming pool fees.

PARTIES – Holding parties and receiving guests not on the booking confirmation is forbidden.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the apartment but daily maid service is not included in the rental rate. We can provide cleaning and fresh sheets/towels as often as you wish for an extra charge (normally €30, but please confirm this in advance). We do not permit bath towels or linens to be taken from the property, but we provide beach towels for your use on the beach. The apartment will be cleaned after you depart at no extra cost.

FALSIFIED BOOKINGS – Any booking obtained under false pretence will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

ISSUES WITH THE APARTMENT – Please report any issues with the apartment when they occur and we will endeavour to resolve them as soon as we can. If anything in the apartment does not meet your expectations, please contact us within 24 hours of arrival.

WRITTEN EXCEPTIONS – Any exceptions to the above policies must be approved in writing in advance.

NEIGHBOURS – Clivia is a residential block, not a tourist resort. Please treat the neighbours with respect and, in particular, please keep noise to a minimum at night between 10 PM and 8 AM. Our ability to share our home with guests depends on them not behaving unreasonably to neighbours. If the neighbours were to complain then we would inform you in the first instance; if further complaints were received then we would be forced to ask you to leave the apartment.

PARKING – Parking in the underground garage is limited to one (1) vehicle, in bay 57 only. Other vehicles must be parked in public parking spaces outside of the apartment. The renter parks all cars at their own risk, whether in the underground garage or on the street. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

TOILETS – DO NOT FLUSH anything other than toilet paper down the toilets. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the drainage system, you could be charged damages of up to two hundred and fifty euros (€250).

SWIMMING POOL – the Clivia swimming pool is shared between all residents. You are welcome to use it but please treat other residents with respect. It is an unsupervised swimming pool and guests should make sure that all members of their party, particularly children, are supervised at all times. Please ensure that the area is safe before using the facilities. The owners take no responsibility and accept no liability for the safety of the swimming pool and its environs.

KEYS – you will be provided with several keys for the apartment and block. Please treat them carefully as some are very expensive. We will have to charge to replace any lost keys.

TRAVEL INSURANCE – We recommend you take out travel insurance for your trip.

JURISDICTION – This agreement (including any non-contractual obligations arising under or in relation to this Booking Contract) between the visitor and us is governed by the law of England and Wales and both parties agree that any dispute, matter or other issue which arises between us will be exclusively dealt with by the Courts of England and Wales.

Guest information

The Spanish authorities require us to collect identification details for each guest.

Guest 1

Full name:

Passport number:

Address:

Telephone:

E-mail:

Guest 2

Full name:

Passport number:

Guest 3

Full name:

Passport number:

Guest 4

Full name:

Passport number:

Agreement

Guest

Signed:

Print name:

Date:

On behalf of the owner

Signed:

Print name:

Date: