

RENTAL AGREEMENT HOLIDAY HOME CASA AMÉLISA

1. Parties

This rental agreement is entered into between:

Landlord:

Name: Braem Wouter & Vanlerberghe Jolien

Address: Lucien Bockstaelestraat 2, 8800 Roeselare – Belgium

Phone number: +32 498 07 22 26 (Jolien)

Email address: jolien.vanlerberghe@yahoo.com

Tenant:

Name:

Address:

Phone number:

National ID number:

Email address:

2. Property

The landlord hereby rents to the tenant the holiday home located in Santa Rosalía Lake & Life Resort – project Levansur Home V.

Holiday home address: Av. Manuel Frutos Llamazares 99, Block 2, ground floor apartment C, Santa Rosalía, 30710 Torre Pacheco + Underground parking space no. 9 + storage room no. 9

3. Rental Period

The rental period starts on/....../.... and ends on/....../..... (see booking).

4. Rental Price

The rental price is euros per night (see booking), payable as follows:

- 30% to be paid upon reservation.
- Balance + deposit to be paid 1 month before arrival.

Bank account: BE59 7380 4063 3726

5. Security Deposit

The tenant shall pay a deposit of €400.00, which will be refunded after inspection of the holiday home upon departure, provided no damage has occurred and the property is left in good condition.

6. Cancellation Policy

In case of cancellation by the tenant, the following conditions apply:

- Up to 2 months before arrival: free cancellation.
- Between 2 months & 1 month before arrival: the 30% deposit will be withheld.
- Within 1 month before arrival: no refund of the rental fee.

7. Use of the Property

The holiday home may only be used as a holiday residence and not for commercial purposes. The tenant is not allowed to sublet or transfer the property to third parties without the landlord's written consent.

8. House Rules

The tenant must comply with the following house rules:

- Respect the apartment, the furniture, and the neighbors.
- No noise disturbance.
- Smoking is only permitted on the terrace.
- Drugs are strictly prohibited (including soft drugs).
- Use appliances correctly, do not leave dirty dishes or food behind upon departure.
- Turn off air conditioning and lights when absent.
- Only registered guests are allowed to stay overnight.
- Lock all doors and gates when leaving.
- Do not hang items over the balcony.
- Only open the parasol if present on the terrace.
- Follow the swimming pool regulations as described in the information guide and on the board at the pool.
- Dispose of household waste in the designated containers.
- Pets are not allowed.
- Do not remove any items from the apartment.

Failure to comply with these rules may result in intervention by the Resort's security and possible eviction from the apartment without refund of the rental fee or deposit.

9. Liability and Insurance

The tenant is responsible for all damage to the holiday home or its contents caused during the rental period, except for normal wear and tear. The tenant is advised to take out travel insurance covering possible damage.

10. Force Majeure

In case of force majeure, such as natural disasters, war, strikes, pandemics, or other unforeseen events, the landlord cannot be held liable for being unable to rent out the property.

11. Applicable Law

This rental agreement is governed by Spanish law. Any disputes shall be submitted to the competent court in the jurisdiction where the holiday home is located.

12. Signatures

The undersigned declare that they have read and understood this contract in full and agree to its contents.

Place:

Date:

Landlord:

Braem Wouter
Vanlerberghe Jolien

Tenant:

[Name of Tenant]