

## Vacation Home CasaBlanca in Denia

### Terms of lease

1.

The landlord is obliged to hand over the vacation home to the renter at the promised time and in a neat and flawless condition.

To the vacation home with around 90 sqm living space belong 1 living and dining area with an open kitchen, 2 bed rooms, 2 bath rooms, 1 terrace, 1 parking space and a garden with pool used by all guests.

Once the contract is signed, it is binding **for both parties**.

2.

Only the number of people who have been specified during the booking are allowed to stay at the vacation home. The allocation of the vacation home to third persons is strictly prohibited. With the booking via telephone, letter, telefax or e-mail the vacation guest accepts the offer of the landlord and the terms of lease.

3.

Neither bringing your pets nor the visitation from other people's pets is allowed. Smoking **inside** the house is strictly prohibited. We ask for strict compliance.

4.

You'll receive the keys to the vacation home on the day of your arrival starting from 5 p.m o'clock after consultation with the home-service H-G-S Mrs Franke Mobile: 0034-654462678). The home-service will contact you 7 days prior to your arrival. On the day of your departure the keys should be returned no later than 10 a.m. o'clock after consultation. You should meet this deadline implicitly because there may arrive other guests on that day, so we have to clean the vacation home thoroughly. Individual arrangements are only possible after consultation with the home-service H-G-S. Different arrival and departure times (10 p.m. -12 p.m. or 12 p.m - 7 a.m. - result in an additional cost of 30 Euros - 50 Euros (which have to be paid directly to the home-service H-G-S). In the case of a belated return of the keys we reserve our right to enforce an additional pay of one day of rent and possible compensation for damages caused by the belated turning over of the keys to the successional vacation guests. If you don't return all keys, we will seek compensation for damages caused for example by having to install new door locks.

5.

Laundry Package (Bedding, towels and tea towels) costs 15 Euros per Person. It's not allowed to take the towels to the beach.

The costs for the final cleaning has to be paid directly to the home-service H-G-S upon the hand-over of the keys. You find the terms in your rental agreement or your booking confirmation. If needed we can provide a crib and a high chair.

6.

In accordance with the rental agreement renters have to deposit money additionally to the rental price. Within 10 days of your departure we will refund your deposit via bank transfer provided that no damage occurred to the vacation home and its inventory. If additional electricity is accrued (70 kWh is free per booking), the cost (€ 0,30 per kWh) will be subtracted from the deposit.

7.

The **WLAN** is **free**. The password is inside the object-brochure. You are accountable for the responsible usage of the internet: it is prohibited to send or receive criminal and/or illegal and/or immoral content or references to said content.

8.

The garbage has to be separated and put into the appropriate garbage cans. Container for glass, cans and paper can be found in the surrounding area.

9.

If the renter is leaving prematurely - irrespective of his reasons – he is obliged to pay the full rental price.

10.

Repeated violation against the house rules or terms of lease can lead to the one-sided termination of the rental agreement from the landlord without the need of meeting a deadline. The guest can't claim a refund.

11.

The renter and other people living in the vacation home as well as their guests have to treat the vacation home and its inventory with care. Especially the windows have to be opened regularly for ventilation and vacation home has to stay free of bugs.

- The renter receives the house rules of the property-community. They apply for the whole surrounding area and are part of the rental agreement. The renter is obliged to uphold them. The renter is liable for damages caused due to violation of his duty of care and due diligence by himself, his (electronic) hardware, his vicarious agents or people, who stay in the vacation home with the knowledge and benevolence of the renter.

The landlord already transfers his claims against the person responsible for such damage to the renter to the extent of the providing of compensation from the renter to the landlord.

The renter is obliged to be considerate towards other vacation guests of the vacation home and residents of the surrounding area. It is especially important to comply with the rest periods as well as the rules regarding the pool corresponding with the house rules.

Other things the renter has to pay attention to:

The renter isn't allowed to make constructional changes of any kind to the vacation home.

In line with the insurance cover the renter must close all doors and grids upon leaving the vacation home, turn off the electronical hardware and shut off the water-taps. Failure in doing so results in liability concerning occurring damages towards the landlord.

Defects detected during the taking over of the vacation home or during the rental time have to be reported immediately to the landlord.

The renter is compelled to report damages caused by him, other people living in the vacation home or visitors immediately to the landlord and to replace the damaged goods.

Discrepancies in the list of inventories have to be reported to the landlord within the first day of renting. The landlord is not liable for damages caused by burglary/theft. Stolen or broken things from the personal luggage of the guest will not be replaced. It is recommended to take out an insurance for luggage.

The renter is liable for culpably caused accidents, which occur on the property or in the vacation home. The people who are listed as renter in the contract are jointly and severally liable for all people, who are constantly in the vacation home.

12.

The vacation guest will receive the due date of the down payment and the payment of the rest of the sum as well as other payment arrangements with the booking confirmation. With short-term bookings, it's possible that the full price has to be paid at once. The payment is carried out through bank transfer.

13.

The vacation guest can cancel the booking prior to the start of his vacation except for long-term rental. Relevant point in time is the receipt of the written cancellation letter by the landlord. The cancellation terms corresponding the booking confirmation apply. It is recommended to take out a travel cancellation insurance.

14.

If certain terms of this agreement should be fully or partly invalid or incomplete, it should not touch the validity of the rest of these terms.

15.

Additional agreements, changes and additions to the rental agreement, including these terms, should be agreed upon in writing for proof. This contract is subject to the law of the Federal Republic of Germany.

16.

If individual terms of this agreement should be fully or partly invalid, it should not touch the validity of the rest of these terms. In lieu of these invalid terms an appropriate arrangement should set in, which is closest to what both parties have decided upon in the meaning and purpose of this contract.

date, signature landlord

date, signature renter

## **Property-Community “La GIRALDA FASE III”**

### **House rules**

1. Dogs and cats are prohibited in the garden and pool area. In the outer area and the streets around the apartment buildings animals have to be walked on a lead.
2. All access doors to community areas need to be closed at all times.
3. To avoid fire hazard and odor nuisance only gas or electric barbecues are allowed in community areas.
4. Before using the pool, you must shower first.
5. Out of security and hygiene reasons eating and drinking in the pool area is prohibited.
6. Playing soccer, handball, volleyball or other ball sport as well as skateboarding or riding quads in the community area is prohibited.  
Parents and other people responsible for kids have to make sure that the kids conduct themselves accordingly.
7. Air mattresses and big swim rings are prohibited in the pool.  
The use of diving goggles and masks is also not allowed. Only little diving goggles are allowed.
8. During the rest period between 14:30 until 16 o'clock and from 12 o'clock in the am there is no noise allowed. The rest periods during midday and at night must be kept.
9. These house rules must be upheld by the residents and have to be taken into the rental contracts.

All owners and residents of the community commit to respect each other, because nobody should be disturbed during the rest period. These house rules only contain obvious things that are essential for living together peacefully in the community “La Giralda III”.

Chairman

date, signature landlord

date, signature renter