

Reservado para la empresa explotadora tel contacto: _____ ref# _____

Fianza: _____ € tarjeta efectivo talón trf bancaria

IN _____ PAX A _____ E _____ € pagado si no

OUT _____ ETA _____

WELCOME

PLEASE MAKE APPOINTMENT BEFORE YOU VACATE FOR FULL INSPECTION (<12h00) : 965 635330

HOLIDAY RENTAL AGREEMENT

In El Campello, _____/_____/_____

BETWEEN

Exclusive Estates S.L., represented by Mr. Vincent Kraft de la Saulx as its managing director, a company registered in Spain under the following number B54081997 and at the following address calle San Bartolomé número 20 (bajo) en El Campello (Alicante); **Hereinafter referred to as the "the letting agent",**

AND

Mr. Mrs. _____, with legal capacity to enter into this Holiday let Contract, holder of passport n° _____, born on _____/_____/_____, subjects, having their address of first residence at _____, acting in their own name and right, **Hereinafter referred to as the "the tenant"**

Both the tenant and the letting agent, hereto reciprocally recognize their legal capacity and are willing to enter into this **Holiday Rental agreement:**

WITNESSETH

1. OBJECT. The agent on behalf of the owner, has granted permission for the temporary usage of the holiday property located in _____ our ref. # _____, with following address _____, solely equipped for a maximum of _____ people, including furniture, fixtures, fittings and accessories necessary for immediate use, and consigned within the photographic inventory remitted to the tenant on the first day of his rental period. The property is handed over to the tenant in a good state of cleanliness, hygiene, with fully working utility services. All services to the property are in good working order.

2. CONTRACT PERIOD. that the period during which the agent grants the use of the above mentioned property with commencement from _____ to _____. Finalized the rental period, the tenant should vacate the rented accommodation, returning the keys to a member of the EXCLUSIVE staff and leaving the accommodation in the very same conditions in which it was found at the beginning of said period.

In compensation for excess days after which the accommodation should have been given up, the agent reserves the right to charge the equivalent sum of thrice the maximum price per extra day that the accommodation is occupied.

3. PRICE AND EXPENSES. The total of the agreed price will be _____ € for the concession of the use and enjoyment of the accommodation including water supply, electricity (if not stipulated otherwise in the offer), swimming pool and garden maintenance (if applicable).

4. TERMS OF PAYMENT. To validate this present contract and confirm the reservation and agreement between parties, 30% of the total price of the rental agreement will be forwarded as front deposit (_____ €) and also as part of the payment of the rent. This amount will also condition the validity of the reservation. The deposit should be paid into the following bank account. All bank charges are the responsibility of the client:

Bank: BANCO DE SABADELL (SOLBANK)
 Branch: El Campello (Alicante) C/ San Bartolomé, 16
 Tel Nº.: +(34) 965 637219
 Acc. Nº.: 0081 0679 99 0001145819
 Swift code: BSAB ES BB
 IBAN code: ES37 0081 0679 9900 0114 5819
 Acc. Holder: EXCLUSIVE ESTATES S.L. - C.I.F. B54081997
 Concept: Surname, Property code, Rental period, (e.g. Smith, 34, 1st fortnight August)

THE LETTING AGENT



THE TENANT

X

HOLIDAY RENTAL AGREEMENT

The remainder of the agreed price, which amounts to €, should be paid in cash (or by anticipated bank transfer or by credit card VISA or Mastercard (cost of 1,5% on tenant's account)) by the first day of the agreed rental period in the AGENT'S office, who on receipt will hand over the keys of the property.

5. CANCELLING RESERVATIONS. In the case of cancellation of the reservation, the deposit will be returned to the client by the agent, retaining in concept of compensation the following:
- 50% of the deposit when the cancellation is made more than 30 days before the start of the rental period.
- 100% of the deposit when the cancellation is made with less than 30 days before the start of the rental period.

6. LOSS OF RESERVATION AND DEPOSIT. If possession is not taken within 48 hours of the day agreed for the beginning of the rental period, the reservation will be cancelled with the corresponding loss of the deposit. Save confirmation of arrival by the client and that said arrival takes place before the deposit has been used up on the days between the beginning of the rental period and arrival of the client.

7. WARRANTY DEPOSIT FOR LOSS OR DETERIORATION OF INSTALLATIONS. The warranty deposit agreed between parties for assuming responsibility for loss or deterioration of the installations, furniture and household goods conceded to the client is fixed bilaterally in the sum of €.

The agreed amount for the warranty deposit will be delivered to the agent upon collection of the keys.

On finalization of the contract and once the accommodation has been vacated, said warranty deposit will be returned to the client after deductions if applicable.

8. PROHIBITIONS. The following activities are strictly prohibited upon the premises:
- a. Introduce pieces of furniture; carry out building or repairs as small a job as it may be, without express authorization from the agent.
 - b. Take in lodgers or use the property for activities other than those stipulated in the contract.
 - c. Introduce material, explosives or inflammable substances or others that could cause damage or inconvenience to other occupants of the building.
 - d. Carry out any activity that contradicts the proper use of the accommodation, hygiene and public order or any activity that interferes with the rest of the other occupants of the building.
 - e. Accommodate more people in the property than those that correspond to the maximum capacity stipulated in the contract.
 - f. Introduction of animals against the express prohibition of the company.
 - g. Sub-let the property
 - h. **Produce noise of any kind that could inconvenience the neighbours in the interval of time between 00:00h and 08:00h.**

9. EVICTION. The agent reserves the right as ample as the law permits to request the immediate vacation of the property by the clients, denounce these to law enforcement and initiate legal actions to defend and exercise rights, civil and criminal action that may apply should the client not comply with the prohibitions listed above and particularly when the rule regarding noise between the stipulated hours of rest (00:00h and 08:00h) is not adhered to.

10. APPLICABLE LEGISLATION. Both parties will submit themselves to what is established in the Decree 30/1993, of March 8th, of the Valencian Government for any clarifications outside the contract or further to the Civil Code.

The parties expressly accept the jurisdiction of the Courts and Tribunals of Alicante and the corresponding higher courts and waive their right to any other jurisdiction to which they might be entitled.

In witness whereof, the parties sign this Contract in duplicate, in the place and on the date first shown, each party recognising having received its copy.

Please write the following before your signature "I have read and understood"

THE LETTING AGENT

THE TENANT

X

cliente: _____



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/ /

HOLIDAY RENTAL AGREEMENT
YOUR LAST RENTAL DAY, THE PROPERTY MUST BE VACATED
BEFORE 12H00

CLEANING SERVICE IS NOT OBLIGATORY. YOU MAY REQUEST IT AT YOUR ARRIVAL, YET YOU MUST STILL COMPLY WITH POINTS 3, 4, 5, 6, 7 INDICATED HEREUNDER.

What is to be done the day I leave?

Here is a shortlist of things to do to avoid time- and money losses!

the property must be handed back to the us in the **very same conditions** as you found it the day of your arrival:

1. Replace, as much as you can, any object you broke or strongly damaged during the time of your stay. Please inform immediately the owner upon his/her arrival the day you leave
2. As soon as the owner arrives, please advice him/her any faulty elements
3. Please put away all objects and pieces of furniture at the place you found them initially and ventilate the property by opening all windows
4. Food storage and fridge(s) must be emptied completely
5. Please empty all dustbin/trashes and store them at the recollection area
6. Kitchen must be entirely clean and the dishes washed
7. Recollect all used bed linen and towels and pile them up within one large sheet, knot all 4 corners of the sheet to allow easy handling
8. Is included in the price, the washing of one set of linen per bed, and 1 bath towel + 1 hand towel per person. If there is a surplus, it will be immediately withheld on your warranty deposit at a price of 2€ per unit.
9. Bathrooms and floors must be cleaned up (brush and wash)

REMINDER: PLEASE DO INFORM US OF YOUR CHECK-OUT TIME IF YOU HAVE NOT DONE IT YET, CALL US NOW @ 965 635 330



Your check-out time depends on the number of clients planned for departure on that day. So the first ones to call us for booking their check-out time will be the first served.

Note: if you have chosen to take our cleaning service at the end of your stay, you are NOT required to do bullet n°9 of the above listing. Cleaning service may be booked with a minimum of 3 days notice!

For acceptance, signature of the TENANT

X

Space reserved to the letting agent

WARRANTY DEPOSIT RETURN

Amount deposit: € Date / /

- card
- cash
- cheque
- bank draft

I hereby declared having received the reimbursement of the warranty

Signature of the client _____

Credit card #1

Operation #1

Credit card #2

Operation #2

ELECTRICITY CONSUMPTION

I>

O>

C/Kw/h

€

I>

O>

C/Kw/h

€

RECEIPT NOTE

EXCLUSIVE RENTALS WITH REGISTRATION NUMBER CIF B54081997
DECLARES HAVING RECEIVED

ON DATE OF / /

FROM:

THE SUM OF:

PAID BY: cash cheque credit card bank draft
(spanish banks only)

IN CONCEPT OF WARRANTY DEPOSIT FOR THE PROPERTY RENTED

CODE PROPERTY: [] [] [] []

NAME OF PROPERTY:

Signature of the LETTING AGENT

