

General Terms and Conditions of Sale of Villa De la Sombra a la Luz

1/ Booking conditions

If you wish to reserve the Villa, we will ask you to make a deposit of 30% of the total cost of your stay by transfer to our Crédit Mutuel account.

If you book the Villa within 30 days of your arrival date, we will ask you to pay the total cost of your stay + €85 cleaning fee + €250 security deposit.

In all cases of booking, this rental contract must be returned to us by email, initialled, completed and signed. On receipt, the dates of your stay will be pre-reserved until the deposit has been received in our Crédit Mutuel account.

By return email we will provide you with our IBAN so that you can proceed with the various payments.

2/ Payment of the balance

The balance of the stay, plus the €85 cleaning charge and the €250 security deposit, will be required no later than 31 days before the date of arrival.

- Transfer the balance to the same Crédit Mutuel account as the deposit.
- The security deposit will be returned to the Taker (Tenant) within a maximum of 14 days after departure, less any sums covering damage and/or deterioration to the accommodation, furniture and objects.

3/ Cancellation

All cancellations must be made before the start of the holiday.

Cancellation by the Taker (Tenant) following a confirmed reservation

- 30% of the cost of the stay will be retained.
 - o The balance + cleaning costs + deposit will be refunded by bank transfer.
- Between 30 days inclusive and the start of the holiday, or in the event of a no-show, the full amount of the holiday will be retained as compensation.
 - o Cleaning costs will be refunded by bank transfer.

Cancellation by the Lessor in the event of force majeure: the Taker (Tenant) will be reimbursed all sums paid.

The Lessor does not offer cancellation insurance.

4/ Disputes

In the event of a dispute, the court of the Lessor's domicile shall have sole jurisdiction. This contract and its consequences are governed by Spanish law.

5/ Tourist Police Declaration (The Lessor is subject to the same obligations as hoteliers)

Enclosed document to be completed and signed by each person accessing the Villa (rental) and returned by email no later than 48 hours before accessing the Villa (rental).

6/ Arrival

Arrivals are from 16:00.

- The key (the only one for the gate and entrance door) is deposited in a safety deposit box on the boundary wall to the left of the gate.
- The access code and photo of the location of the safe will be sent to you by WhatsApp or email on the day of your arrival.

7/ Departure

Departures must be before 10:00.

- The Taker (Tenant) expressly undertakes to vacate the accommodation in full by 10:00 on the date of departure.
- Before leaving, the Taker (Tenant) must :
 - Leaving the safe open
 - Put the rubbish bins in the containers provided.
 - Turn off lights and small electrical appliances.
- Once all the windows and doors, as well as the front door and gate, have been locked, the key should be deposited in the same secure safe used on arrival, which can be accessed using the same code.

8/ Assignment and subletting

This contract of sale is concluded for the sole benefit of the Taker (Tenant) identified at the head of the contract.

Any transfer of this lease, any total or partial subletting, any making available, even free of charge, is strictly forbidden. The Lessor may refuse any additional person not initially announced at the time of booking.

9/ Use of Internet access

The WIFI network made available by the Lessor prohibits the Taker (Tenant) from illegally downloading content that contravenes intellectual property law on the Internet and from accessing illegal sites.

10/ Services

Rental and cleaning costs include :

- Reception and provision of key.
- Clean sheets, towels and household linen.
- Beach towels.
- Cleaning at the end of your stay.

Please note: the kitchen, oven, fridge-freezer, dishwasher, sink and washing machine must be left clean.

Not included in the rental price, rates and conditions on request:

- Intermediate cleaning.

11/ Description of the premises and inventory

A description of the premises and an inventory of furniture are made available to the Taker (Tenant) in the Villa.

If the Taker (Tenant) does not contest this within 24 hours, the inventory of fixtures and fittings drawn up by the Landlord and made available to the Taker (Tenant) on arrival will be deemed to have been accepted unreservedly by the Taker (Tenant).

The Taker (Tenant) undertakes to occupy the accommodation in good order and without causing a nuisance to his neighbours. Any damage will incur costs which will be deducted from the security deposit.

Furniture must not be moved under any circumstances.

The Villa is **entirely non-smoking**.

Any objects or items damaged in the Villa will be invoiced at their purchase value.

Supplements may be deducted from the security deposit as follows:

- €75 if the kitchen is not clean.
- €75 if furniture and/or wall decorations are moved.

12/ Insurance

The Taker (Tenant) and those accompanying him/her are responsible for any damage or accidents caused by them.

13/ Liability

The Taker (Tenant) and those accompanying him/her shall have no recourse against the Landlord in the event of theft or damage to the rented premises.

The Taker (Tenant) and his/her companions undertake not to smoke in the accommodation, **which is completely non-smoking, including the balcony.**

The presence of animals in the accommodation is strictly forbidden.

The Taker (Tenant) undertakes to respect the **maximum capacity of four people**, including children.

No parties, celebrations or other events of a festive nature are permitted.

The Taker (Tenant) may not oppose a visit to the premises if the Landlord or its agent so requests.

Date :

First names and Surnames of the Taker (Tenant) :

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Signature with "Read and approved" :

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