



TERMS AND CONDITIONS

The booking: The booking is concluded between the landlord (= owner of the holiday home) and the tenant.

Rental period: In principle, a minimum stay of 7 days applies.

Pets are not allowed - smoking or vaping in the apartment is not allowed.

If a tenant suffers damage as a result of a defect in the holiday home or appurtenances, the tenant cannot make a claim against the owner, except in the case of intent or gross negligence on the part of the owner, regardless of the cause, extent and nature of the damage.

Pricing: Prices per week. Extra costs (WiFi included, bath and bed linen included) are explicitly stated.

Advance: When booking, you pay an advance of 50% of the rent within 7 days. You pay the balance 4 weeks before departure. When booking less than 4 weeks before departure, the full amount must be paid. In the event of late payment, the lessor is entitled to unilaterally dissolve the agreement.

Condition of the property: The apartment is personally checked. If things should nevertheless deviate from the description or if there should be damage, you must report this immediately on site to the responsible / owner, also to avoid this being attributed to you! The problem will then be resolved as soon as possible. Complaints that are not reported during the stay will no longer be accepted afterwards. You must leave the relevant property on departure in the same condition as you found it on arrival. All loss due to breakage or damage to the home or contents must be reimbursed by the tenant. With the rate stated for the final cleaning, we assume that the house is left in a correct state. I.e. the dishes done, garbage gone, no food leftovers, outdoor kitchen clean. If these conditions are not observed, additional cleaning costs may be charged.

Deposit: You are obliged to pay a deposit of €2,000.00 per rented week. The owner/responsible person on site has the right to deny you access to the house if this condition is not met. In the event of damage, this amount to be reimbursed may be deducted from the deposit. If the consultation about this damage does not lead to an agreement, the tenant will have to recover directly from the owner.

Departure and arrival times: It is important that you strictly respect the arrival and departure times. You must confirm your arrival a few days before your departure to the contact person on site (this is to avoid standing in front of a closed door).

Number of persons allowed: The number of persons occupying the house may not exceed 6 persons. If upon arrival on site it appears that there are more than 6 people, the owner has the right to refuse the excess of people. A maximum of 10 people can be invited to the apartment.

CASA JULIO

Energy costs (water, gas and electricity): These are in bep. cases included in the rental price, if not, these are specifically stated on the rental agreement. (also for heating costs outside the high season).

Accidents: The owner of the house is not responsible for any accidents in and around the apartment or the swimming pool.

Cancellation conditions: In case of cancellation by the tenant who has not taken out cancellation insurance or who falls outside the conditions of the insurance, the tenant is

- up to 8 weeks before departure the paid advance (50 %) is due
- from 8 weeks before departure the total rental price is due

In the event of early departure or not taking the house into use, you are not entitled to any refund.

As a tenant you are obliged to have appropriate insurance. Any damage to your personal belongings in the event of a fire is also not covered by the fire insurance of the home. Please consult your insurer yourself to check whether you have appropriate damage cover. You sometimes need an extension for a holiday home of your family and home insurance. As a tenant, you are responsible for damage that is not covered by your insurance.

The owner cannot be held liable for damage suffered by the tenant or third parties as a result of the stay in the apartment.

Cancellation by the owner: If the owner is forced to cancel the stay due to force majeure (the property is no longer available due to e.g. death, divorce, fire or other), the agreement will be dissolved without compensation and with refund of all payments paid by you.