



CONDITIONS OF THE RENTING CONTRACT

1st.- OBJECT.- The object of the contract it's the renting of the mentioned accommodation.

2nd.- CONDITION OF THE ACCOMMODATION.- The leaseholder will have to maintain the apartment or villa in the cleaning conditions it was found and will have to use it with moderation. Will have to clean it before the departure.

3rd.- INVENTORY OF THE CONTENTS OF THE APARTMENTS OR VILLAS.- In our apartments and villas inventory you will find all the kitchen utensils, crockery, cutlery, etc. The sheets, blankets and bedspreads, just like the towels and the table service are included for the number of persons indicated in the contract.

4th.- OCCUPATION PERIOD.- The renting starts at 5 p.m. of the first day stipulated in the contract. Although, in most cases the accommodation it's available before this time, in this case being able to occupy it without the increase of the renting. The renting finishes at 10 a.m. of the following day of the last day of the booked period. In this way, for example, in a renting that finishes the 30th of July or August the leaseholder will have to leave the accommodation before 10 am of the 31st.

5th.- PRICE.- If no indicated the contrary, the price of the renting includes all the possible taxes and charges over the property, at the same time, of the normal water, gas and electricity consuming. The payment must be done cash at the arrival, at the moment of the handing over of the keys.

6th.- DEPOSIT.- In our apartments and villas we demand the handing over of a guarantee deposit, to pay at your arrival and reimbursed at your departure. The lessor can deduce the amount that he stipulates for the belongings that have been broken, deteriorated, o have disappeared. The amount of the deposit figures in the details of the total to pay.

7th.- OCCUPATION LIMIT.- The apartments and villas are rented for the maximum number of persons indicated in the contract. Any occasional or permanent increase of the number of tenants must be asked for in advance to the property. An increase of the contracted occupation will involve the obligation of the leaseholder to pay the supplementary costs that result that will be informed in advance by the lessor. In any case the occupation will exceed the maximum capacity stipulated for each accommodation. The children will be counted the same than adults.

8th.- ANIMALS.- In general, the animals aren't accepted. The possibility of the introduction of an animal in the accommodation will have to be asked for at the moment of formalizing the booking. At every moment the leaseholder will be responsible of the problems and inconvenients that any animal he takes charge of can produce. The property has the right to cancel the renting contract if a tenant occupies an accommodation taking with himself an animal not authorised in this written contract. As well the contract could be cancelled if an animal causes problems, or bothers other neighbours.

9th.- PROHIBITIONS.- It's banned for the client:

a) Introduce furniture in the accommodation or execute work or reparations, without the written authorisation of the property.

- b) Sublet the accommodation or use it for different intentions than the residential.
- c) Introduce explosive materials or inflammable, or anything that could suppose danger or bother to the other residents or owners of the building.
- d) Execute any activity that attempts against the usual rules of living, decency or public order.
- e) Use, without written authorisation from the owner, sets that increase considerably the consume of water, gas or electricity.

The leaseholder assumes, at the same time, all the rules and specific prohibitions of the proprietary community of the residential area. If the leaseholder doesn't respect these conditions or others indicated, the property could resign the contract.

10th.- ARRIVAL OF THE TENANTS.- If the tenants don't arrive at the end of the first three days of the booked period, the owner hasn't got the obligation to hold the booked accommodation, unless the leaseholder had paid the entire payment of the renting.

When the leaseholder appears in person to occupy the accommodation, he will have to show the identification documents of everyone of the persons that will occupy it, to be able to register them.

The reception timetable is: from 10 to 13 hours and from 16 to 20 hours. If the leaseholder can't arrive at these times, he must communicate it in advance. In an emergency case you can ring the following telephone number 321.669 of St. Feliu de Guíxols.

11th.- ACCES.- In order to watch over the fulfilment of the conditions of this contract or to execute urgent reparations, the client would have to facilitate the entry of the owner in the accommodation, of his representatives or his workers.

12th.- EFFECTS.- The owner isn't the responsible of the loss, damage or robbery of the personal belongings of the leaseholders.

13th.- EVICTION AND INTERRUPTION OF THE SERVICES.- At the end of the contracted period, the leaseholder will have to leave the accommodation free of occupation and personal belongings. If this condition doesn't carry out, the property, at the board of following it's rights and civil actions and cut their services that include in the fifth condition, will have the right to receive from the leaseholder, an equivalent quantity of three times the price of the days that exceed from the one that the accommodation had to be emptied.

14th.- COMPETITION.- For all the questions that result from the interpretation and execution of this contract, the two parts are subjected to the jurisdiction of the courts and tribunals of this town, renouncing to their own privileges.

Assuming these conditions, the parts sign the present contract, that extends for duplicated and with just one effect, leaving one copy in power for everyone of the parts.

Dispatched in St. Feliu de Guíxols on the date indicated on the recto.