

RENTAL CONTRACT - "El Palacete Pequeño"

Rental agreement: from date:..... to

Landlord: Xenia Von Pflug

El Palacete Pequeño

Calle Fuente Alta 9, Otivar, Granada 18698

and

Tenant Name:

Address:

Telephone Number:

Email:

Rental property

The landlord rents to the tenant the house located in 18698 Otivar (Granada), Calle Fuente Alta 9. The property comprises of about 200 sqm, the house has a floor area of about 60 sqm (without guarantee), plus a garden house about 20 sqm. Planted with trees, bushes, and flowers, fountain, patio of about 120sqm. The house is rented to a maximum of 3 persons or 3 - 4 people with the garden house being rented for an additional surcharge. The house consists of a lounge with sitting area and a sofa bed. A kitchen with stove and fridge, bathroom with dressing room and washing machine. Upstairs in the house, there is a bedroom with a roof terrace. The double bed is 135cm x 200cm. The sofa bed in the living room is 135cm x 180cm. The garden house has a double bed 200cm x 135cm. A small separate toilet with sink is available, as well as a wood burning stove, a ceiling fan and a fridge. The garden house has its own terrace. The tenant has all the furnishings available for use. Sheets and towels are provided (not beach towels). In the kitchen there is a fireplace and in the bedroom a wood stove for heating in the cool season.

Rental period:

The rental property is rented for the period from to

Arrival and departure days count as full days. Entering the house is possible on the day of arrival from 3.00pm. The property must be vacated on the day of departure by 12.00pm. Later departures may be allowed, but must have been previously agreed in writing.

Rent:

The amount of the rent is €

The full rent is to be transferred to the landlord 6 weeks before arrival. The rent is payable even if the tenant is hindered in the execution of his holiday. The renter is only entitled to use the rental property by third parties with the written consent of the landlord. The number of occupants adult or children must be declared upon booking, failure to advise of additional guests will risk you been asked to vacate the property without a refund.

Rent for one or 2 persons: 125 € per day.

Price includes cleaning and utilities

Minimum stay 4 days.

The garden house can be used, please ask for the conditions.

The following prices and discounts apply (valid from 01.01.2025)

duration

1 week	525 € - 75 € per day
2 week	840 € - 60 € per day
3 week	1000 € - 50 € per day
10 day-special	650 € - 65 € per day

The additional costs (water, waste water, garbage collection and electricity) are included in the rental price for a stay of up to 28 days. The rental price includes maintenance costs, garden maintenance, and municipal taxes. Gas is provided for a total cost of 16.50 € (current price / per bottle) for the entire stay. Firewood for the stove is not available and must be purchased. If the landlady's private wood store is used this must be paid for or replaced.

For stays of more than one month, the tenant assumes all ancillary costs (electricity, gas, water, garbage disposal, the entire garden maintenance and pro rata the building insurance.) A deposit of 3 months' rent must be deposited before departure. The reservation for a fixed date is binding at least 8 weeks prior to departure by transferring the rent, to be confirmed for the length of stay.

Final Cleaning Charge (including linen change)

Occupancy up to 3 persons - 120€
Occupancy up to 4 persons - 150€
Long-term stay (2 months or more) - 150€.

Insurance:

There is building insurance for the rental property. A property or personal insurance is not available. The landlord is exempted from claims for damages. Visitors are encouraged to take their own personal insurance.

Damage caused by the tenant must be reported to the landlord or the administrator immediately and must be replaced by the tenant.

Guest Arrival

Please contact us before arrival to that the key can be deposited for you. There is someone in the village who will help you in case of need. Names at addresses will be given to you on request.

Guest Departure

Please remember that this is a home and as such it is expected that the house and property must be left in good condition, swept clean, with the property left in complete and undamaged condition and everything back in the place it was found. Please dispose of kitchen and bathroom waste and ensure that all cooking utensils have been washed and replaced. Please empty the fridge and washing machine and switch off the fridge leaving the door slightly ajar. Clean the fireplace, if used. The chimney must be reset to zero after use to switch it off. Switch off gas tap for stove and hot water heater. Close windows, doors, close blinds. Leave bathroom window ajar, leave small window open in the bedroom. The keys are placed on the table in the kitchen on departure or given to the administrator on-site personally. Departure until 12 o'clock of the last booking day, unless otherwise agreed. Special conditions must be agreed in writing.

Garden irrigation:

The tenant undertakes to water all plants in the house and garden, as needed and necessary regularly during their stay. Thank you!

For longer term rentals - If this is not possible due to prolonged absence, the administrator must be notified.

Maintenance + liability + caution

The tenant undertakes to immediately report any damage incurred and to remedy any minor damage caused by himself. The landlord agrees to estimate the damage caused by invoice, or to settle using part of the deposit. The tenant undertakes to handle the inventory carefully.

The tenant is liable for gross contamination of bed and table linen, pillows and mattresses. The removal of firewood, detergents and cleaners, candles, oils etc. is not allowed.

The landlord reserves himself, if the contract by third, z. Example, cottage supplier, agency is completed, a deposit up to a maximum of 500 € to complete. The actual amount of the deposit depends on the number of people and the length of stay. The deposit must be paid in advance of habitation either to the landlord or Perfect Casa. After completing house checks this will either be handed over by the manager on the day of departure or will be returned on the day of departure, at the latest within 14 days.

Please specify bank details for return transfer here:

Signed as acceptance of the above terms and conditions

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Tenant

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Landlady