



## Lease agreement Villa Maresme S.L.

– between –

Villa Maresme S.L. (landlord)

Carrer Can Vehils 2 08348 Cabrils, Barcelona, Spain

Phone: +31 615 111 773

NIF: B13709670

Email: info@villamaresme.com

Registration Number: HUTB-012767

– and –

(tenant)

Country:

Phone:

Email:

ID:

The following shall be agreed upon:

### 1. Rental object/facilities

The Landlord shall rent "Villa Maresme", to the tenant;

Address: Carrer de Can Vehils 2, 08348, Cabrils, Barcelona, Spain Type: Villa Living area: 650m2 Garden: 2900 m2

Parking space for several cars, 8 double bedrooms, (8 double beds, 2 single beds), 6 rooms with air conditioning. 3 bathrooms, all with a toilet, sink, shower and hair dryer. Fiber optic internet and wifi Linens provided (standard 1 set), more possible upon request. Towels provided (standard 1 set), more possible upon request.

### 2. Duration of the lease, number of guests, keys, return

The rental shall cover the period from,

Arrival date **XX/XX/XXXX** till departure date **XX/XX/XXXX** No. nights **X**

Number of Guests **XX Adults**



The checkin shall take place around 16.00hr. The checkout shall take place before 11.00 hr. The keys are handed over at the time of arrival and returned at the time of departure.

### 3. Rent/Security deposit

The rental price is € **XXXX** including bedlinen, towels and wifi. The total amount € **XXXX** which corresponds to the rent, PLUS €**1500** deposit and €**XX** (€2.25 per person, per day) from tourist taxes, needs to be transferred to make the reservation final. We will return the security deposit within five working days after your departure date, less any deductions in accordance with the conditions listed in this contract. Please use your last name on the description for the payments.

### 4. Rules of Villa Maresme

Guests will respect all rules of the house listed on Annex 1 of this document.

### 5. Your obligations

You agree to keep and leave the Property and the furnishings, kitchen equipment, crockery, glasses, bedding and towels in good condition.

You agree not to cause any damage to the walls, doors or windows of the Property or to do anything that may be reasonably considered to cause a nuisance or annoyance to us or to any other occupier of adjoining or neighboring properties.

You agree to take all necessary steps to safeguard your personal property. No liability to you is accepted in respect of damage to or loss of such property, except where the damage or loss is caused by our negligence.

You agree to ensure that each member of your party is covered by comprehensive travel insurance (including cancellation, flight delays, loss and damage to baggage and other property) and health insurance (including evacuation and repatriation coverage).

You cannot allow more people to stay in the Property than expressly authorized, nor can you significantly change the makeup of the party during your stay in the Property unless it has been arranged in advance and it is shown on your confirmation. If you do so, we



can refuse to hand over the Property to you, or can require you to leave it. We will treat any of these circumstances as a cancellation of the booking by you.

You agree to allow us or any representative of ours access at any reasonable time during your stay for the purpose of essential repairs.

Have a good stay and always feel free to contact us if you have any questions.

Villa Maresme S.L.  
Bas Dielissen  
(+31) 615 111 773  
Carrer de Can Vehils 2 08348 Cabrils, Barcelona, Spain  
NIF:B13709670  
IBAN ES 0801 82 3974 6102 0165 5738  
SWIFT BBVAESMMXXX

By signing this contract the Tenant agrees to all terms and conditions.

SIGNATURE LANDLORD

SIGNATURE TENANT

Date:



## Annex 1

### VILLA MARESME S.L. RULES

**All the guests listed below are required to ABIDE by the following house rules. Any penalty for the failure to comply with those internal rules will be charged immediately to the guest:**

- It is VERY IMPORTANT to respect the noise level during the stay at the villa and its property, especially after 23:00. In case of serious breach of this rule, we reserve the right to cancel the contract with immediate effect and without any refund of the amount of the stay or the security deposit. We have a sound detector, if this device detects more than 80 decibels (loud music and loud voices) after 23.00 o'clock we will receive a notification and we will contact you. However, we just give 1 warning and if we cannot reach you the rules of Villa Maresme SL will apply.
- Parties and gatherings are totally FORBIDDEN. Neighbours might call the POLICE if their rest is disturbed. If they come for this reason you will receive a fine of €300 from them and we, the management of VILLA MARESME SL, will receive a fine of €1.000 whose payment we will demand from you.
- The occupants have full responsibility for the equipment, furniture, accessories and safety of the villa.
- In case of losing the keys of the villa there is a penalty of 100€ because we'll have to change the locks (for security reasons we do not make copies of the key).
- Turn off lights and the AC/heater when you leave the villa.
- Keep the door of the villa locked with the key when you are out of the villa.
- Villa Maresme SL is not liable for any personal or property damage or loss that possibly occurs during your stay beyond our responsibility.
- It is prohibited to take our towels to the beach.
- Smoking is not allowed inside. The smoking inside fine is €175.
- The use of drugs is strictly forbidden at the property.
- There is no lifeguard on duty at our properties, use the pool at your own risk. Don't swim under the influence of alcohol and/or drugs.



- Young children should not be left at any time unsupervised.
- All trash must be taken to the containers in front of the street before 10AM at the date of checkout.
- You are obliged to leave the villa you rented as you found it upon arrival –clean, tidy, dry and undamaged. In case of leaving the villa in an abnormal filthy way or in case of unannounced late check out, we will charge an extra €100 per hour.
- The contract between you and us is governed by the laws of the Kingdom of Spain and we both agree that any dispute, matter or other issue which arises between us will be dealt with by the Courts of Spain.