

VACATION RENTAL AGREEMENT : "La Espina II"

Property Owner Details:

Name: Jesús Espinosa Navarro

Address: Gran Vía de La Manga, km 14, San Javier, Murcia (Spain)

Tenant Details:

Name: _____

ID/Passport Number: _____

Address: _____

Phone: _____

Email: _____

1. PURPOSE OF THE AGREEMENT

This agreement establishes the terms and conditions for the vacation rental of the property named "**La Espina II**", located at Gran Vía de La Manga, km 14, San Javier, Murcia (Spain), as described below.

2. PROPERTY DESCRIPTION

The property is a 3story chalet distributed as follows:

- **Ground floor:** Terrace, dining room, kitchen, bathroom, backyard, and access to the garage via stairs.
- **Upper floor:** 3 bedrooms (two with balconies and double beds, and one with two single beds) and one bathroom.
- **Basement-garage:** Parking space (not included in the rental, as it is used to store the owner's personal belongings).

3. PROPERTY EQUIPMENT

The property includes the following:

- **Bathrooms:** Shower towels and hand towels for at least 6 people.

- **Bedrooms:** Bedding for both summer and winter, fans in all rooms, and radiators in the bedrooms with balconies.
- **Kitchen:** Butane stove, two electric hot plates, refrigerator, microwave, cutlery, pots, and various kitchen utensils.
- **Dining room:** Two fans and a radiator.

4. RENTAL PRICE AND PAYMENT METHOD

Base price: €90/night throughout the year, except during high season (second half of June, July, and August), when the price will be €120/night.

Payment: The rental fee must be paid before the checkin date. Accepted payment methods include:

- Cash
- Bank transfer
- PayPal

Stays longer than one week: The price is negotiable. An agreement must be reached with the owner and documented in writing.

5. SECURITY DEPOSIT

A security deposit is required as follows:

€45 for stays of **1 to 5 days**.

€100 for stays of **6 to 14 days**.

€350 for stays of **15 days or longer**.

The security deposit will be fully refunded at the end of the stay, provided no damages to the property or breaches of the agreement have occurred.

6. PROPERTY DELIVERY

The property will be delivered under the following conditions:

- Clean and with all bedding and towels washed.
- With gas for the kitchen.
- With keys to the exterior parking area of the urbanization and the garage.

7. TENANT OBLIGATIONS

- Respect the rules of coexistence and use the facilities appropriately.

- Leave the property in the same state of cleanliness and order as it was upon arrival.
- Report any incidents or damages to the owner immediately.
- Parties or events are not allowed without prior authorization from the owner.

8. OWNER OBLIGATIONS

- Deliver the property in perfect habitable and clean condition.
- Provide all necessary information for the proper use of the facilities.
- Resolve any issues that may arise during the tenant's stay.

9. DURATION OF THE AGREEMENT

The agreement will be valid for _____ days/nights, from _____ to _____.

10. RULES OF USE

- Smoking is prohibited inside the property.
- Pets are not allowed without prior authorization.
- The maximum number of guests must not exceed _____.

11. AGREEMENT ACCEPTANCE

The tenant declares that they have read and accepted all the terms and conditions of this agreement.

Date: _____

Owner's Signature: _____

Tenant's Signature: _____