

## 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: \_\_\_\_\_