

## BOOKING TERMS & CONDITIONS

# Casa Bellavista

Calle Lanzarote 7, vv28 Playa Real, Playa Blanca, Lanzarote

1. The property known as 'Casa Bellavista Calle Lanzarote 7, 28 Playa Real, Playa Blanca, Lanzarote ('the property') is offered for holiday rental subject to confirmation by Anne Moerkerke, representing the Owners' ('the owners') to the renter ('the client').
2. The property is licensed by the Gobierno de Canarias as a Vivienda Vacacionales and entered in the Registro General Turistico under the Signatura: VV-35-3-0004594. Its activity and facilities are governed by the Decree 113/2015-Art.13.
3. To reserve the Property, the Client should complete and sign the appropriate Booking Form and return it together with payment of the initial non-refundable deposit (25% of the total rent due). Following receipt of the Booking Form and deposit, the Owners will send a confirmation. This is the formal acceptance of the booking.
4. The balance of the rent together with the security deposit (see clause 5) is payable not less than eight weeks before the start of the rental period. If payment is not received by the due date, the Owners reserve the right to give notice in writing that the reservation is cancelled. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.
5. A security deposit for the amount as stated on the Booking Form is required in case of, for example, damage to property or its contents. However, the Security Deposit will not necessarily be the limit of the Client's liability to the Owners. The Owners will account to the Client for the security deposit and refund the balance due within one month after the end of the rental period. The Owners will refund the deposit after the rental period by bank transfer upon receipt of the Clients bank details.
6. Cancellations. The person who originally signed the Booking Form must make any cancellations in writing. If cancellations are made prior to 8 weeks, the Owner will retain only the deposit. Between 56 and 22 days, 50% of the total rental cost and from 21 days before departure, 100% of the total rental cost. The Owners will do their best to comply with amendments to the original booking if they are requested in a reasonable period of time prior to the departure date. The Owners reserve the right to charge £25 per person in the event of a change of booking date. The Client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover of the party's personal insurance.
7. Rental Period. The rental period finishes before 09.00.am on the last day. If the new Clients arrive at the property before 6pm and the property is not prepared for their arrival, they can leave their baggage at the property and return once it is prepared.
8. The maximum number to reside in the property must not exceed that number stated on the Booking Form. All persons staying in the apartment need to be registered at the Guardia Civil at arrival. As fines are very high (up to 300.000€) additional people need to be announced on beforehand and agreed by the owner, so that this registration duty can be fulfilled.
9. Cleaning & security. The Client agrees to be a considerate tenant and to take good care of the Property and to leave it in a reasonably clean and tidy condition at the end of the rental period. House cleaning is included in the rental charge, mid cleaning is foreseen from a stay of minimum 14 nights. The Owners reserve the right to make retention from the security deposit if the property is left in an unacceptable condition. The Client also agrees not to act in a manner that would cause disturbance to those residents in neighboring properties. The Client is responsible for the security of the Property during period of occupation.
10. Defects, breakdowns. The Client shall report to the Owner's without delay any defects in the Property or breakdown of any appliance in the Property and arrangements for repair and/or replacement will be made as soon as possible.
11. Liability. The Owners shall not be liable to the Client:
  - a. For any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery in the property, grounds or swimming pool.
  - b. For any loss, damage or injury, which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owners.
12. The swimming pool is provided at the Client's risk. The Owners strongly advise that children are not left unattended in the pool or surrounding area. Diving is not allowed.
13. Personal belongings are brought to the Property at the Client's risk. The Owners accept no responsibility for personal injury, theft or loss or damage to Client's belongings.
14. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owners for the rental period.

N.B. This contract shall be governed by Spanish law including formation and interpretation and shall be deemed to have been made in Spain. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in Spain.