

Spain 
2 Home

General Rental conditions

Here you will find the rental conditions that apply when booking one of our holiday accommodations.

The guests staying in our holiday homes:

- Always take care of the home.
- Be moderate with alcohol consumption.
- Respect the rental conditions.

We trust that you and your party are also such guests.

Go through the rental conditions, after all, booking a home also means agreeing to them.

Definitions:

1. Tenant: the main tenant and his company, who rents a holiday accommodation.
2. Landlord: the owner (or his agent) of the rented holiday accommodation.
3. Spain2home, which makes holiday accommodations available on behalf of the owner his website.

The general terms and conditions apply to all homes that are made available on the Spain2home website at the expense of the landlord. They are an essential element of the provision contract; consequently, these conditions can only be deviated from if the landlord or Spain2home has agreed to this in writing in advance. In this case, these general terms and conditions will nevertheless continue to apply in an additional manner. The tenant can therefore under no circumstances claim the application of his own terms and conditions, whatever they may be.

4. Book and pay:

- a. You can book by email or via the website.
- b. Bookings are binding. With the recording of a booking order, the general booking conditions apply. The tenant must complete the booking steps and the rental terms and conditions.
- c. Bookings assignment and booking confirmation:
 - I. Every booking order is confirmed by Spain2home by means of an Booking confirmation by email.
 - II. The booking confirmation contains the total amount to be paid and the payment Steps:
When, how much must be paid. The composition of the total amount varies from the property. The amount always includes the rent, but may also include the usage costs and the guarantee.

1. Cancellation by tenant

- d. Cancellations must be communicated to Spain2home by email. Right after Spain2home will send a confirmation by email upon receipt of the cancellation.
- e. In case of cancellation 60 days before the start of your stay date, the cancellation costs 50% of the rent.
- f. In case of cancellation 30 days before the start of your stay date, the cancellation costs 75% of the rent.
- g. In case of cancellation 14 days before the start of your stay date, the cancellation costs 100% of the rent.
- h. If necessary, you will receive proof of payment for your insurance.
- i. However, if we can rent back your canceled period, you can pay the already paid Deduct amounts from a subsequent booking at Spain2home.

2. Cancellation by Spain2home.

If Spain2home has determined that the home does not allow to leave the residence to continue will be immediately notified to the tenant and, if possible, a alternative are offered.

3. Obligations of the tenant.

- a. The rented holiday accommodation is used by the tenant, his co-tenant or his visitors to be inhabited with the required care and diligence, with due observance of tranquility for the environment.
- b. The house regulations present and/or provided at the holiday home are indissoluble part of the rental agreement and must therefore be strictly observed.
- c. To avoid misunderstandings, the tenant must report the damage within 12 hours upon arrival established damage to the lessor or his local representative. So that this the opportunity to determine this for yourself.
- d. Please also report the damage caused by yourself to the local upon departure manager or lessor.
- e. The intention is to offer everyone a clean and well-maintained home.
- f. If it is found upon arrival that this is not the case, there are shortcomings or defects it is advisable to contact the landlord or his local representative so that he has the opportunity to come and determine this and the opportunity has it rectify the problem.
- g. A complaint by a tenant after the stay is only applicable if it is substantiated with evidence, powerful material such as tot's, evidence of conversations and exchanges that with the owner or his representative.
- h. All homes are non-smoking.

- i. The house may not be used for the entire duration of the agreement student parties, bachelor parties, drinking parties, or similar events to organize.
- j. The tenant does not move any furniture such as beds, sofas, cupboards, etc., unless otherwise agreed in advance with the landlord.

No matter how careful people think they are, these things often lead to damage of walls and furniture.

It is also not self-evident for the owner or his representative to putting everything back in its place.

- k. The tenant must ensure that he does not cause any noise nuisance to the resident. Anyone who thinks that this does not apply to him/her becomes without advance warning - removed from the holiday home without refund of the rent.

l. Liability insurance

- The house has its own fire insurance in the name of the landlord. But The tenant is advised to do his civil liability inform the insurance agent that you are staying in a holiday home. This is for the if the fire is caused by the tenant himself, if this is the case, then this is possible the insurance of the house hold the tenant liable. This liability is covered by almost all personal liability insurance policies or by its own fire insurance.

4. Obligations of the landlord and Spain2home

1. Facilities:
 - a. Not all sports facilities, swimming pools, restaurants and shops are open day in and day out throughout the year.
 - b. Use of all facilities is at your own risk.
 - c. The facilities and activities mentioned are not necessarily free of charge.
 - d. Due to circumstances, facilities may fail or be temporarily unavailable.
2. The landlord guarantees that the property corresponds to the description and that it is suitable for the maximum number of persons stated therein.
3. The owner also guarantees the good state of maintenance, cleanliness and functioning, as well as the availability of the home, its contents and outbuildings.
4. If the tenant finds a lack or a defect and this is reported to Spain2home must respond to the landlord and to the extent possible to be resolved as soon as possible.
5. The lessor cannot be held liable for:
 - a. Loss, theft, damage or injury, of whatever nature, caused to the renter during his stay at the holiday home.
 - b. Noise nuisance or other inconveniences resulting from road works or construction activities near your holiday home.
 - c. For damage caused by natural disasters, nuclear disasters, attacks, strikes, violence, etc.

5. Disputes between tenant and landlord

1. All disputes between the tenant and the landlord can be resolved by them.
2. The deposit will be withheld until an agreement has been reached between both parties.

6. Obligations of the intermediary Spain2home.

1. Spain2home is the intermediary: does the marketing, the communication and the bookings for the landlord.
2. The rental contract is between the tenant and Spain2home.
3. Obvious errors or mistakes in the description or prices of the Spain2home offered accommodations do not bind Spain2home. For interim changes in Spain2home cannot accept any liability for data, prices or printing errors to accept. The (price) information stated on the website is binding.

7. Pets stay.

1. Pets may only be brought where they are allowed, whether or not against payment and with an additional deposit of 100 €.
2. The pet does NOT stay alone in the holiday home and is always supervised.
3. The pets do not use the beds, seats, shower or bath of the Holiday home.
4. You provide sleeping and feeding material yourself.
5. Make sure the dog or cat is dry and clean before entering the home.
6. Guests leave the holiday home after cleaning up the dog hair.
7. These points are set up for hygienic reasons and to prevent damage to the Vacation rental avoid.
8. If these rules are not respected and the pet causes damage in the home, this will be deducted from the security deposit.

8. Soorten Gezelschap

1. The holiday accommodations are mainly intended for family groups and non-family groups as groups of a certain age.
2. Young and only male or female groups can be accepted provided consultation and permission from the landlord, possibly with an increase in the guarantee.
3. No groups are accepted that organize bachelor parties, student parties, drinking parties, Sex parties,... wishes to organize.

9.am of arrival and departure.

1. The tenant respects the arrival and departure times. You are meant to be in a arrive and stay in a neat holiday home. Therefore, there must be enough time for the cleaning between the departure of the previous guests and the arrival of the new ones guests.
2. Arrival time: The holiday home is at your disposal from 2 pm on the day arrival. This is clearly stated with each holiday home.
3. Departure time: The house must be vacated at the latest at 10 am unless otherwise discussed. This is clearly stated with each holiday home.
4. When arriving at the holiday home after 10 pm, a surcharge of €20 will be charged.

10. Bed linen.

1. Bed linen and towels are included in all houses and apartments.
2. If you sleep on the beds without sheets, Spain2home or the cleaning service can Charge you the steam cost of the mattress.

11. End of stay

1. The rented holiday accommodation must always be left clean and tidy
At the end of your stay, this means:
 - a. Cleaning up the house.
 - b. Everything back in place.
 - c. Empty trash cans and trash cans.
 - d. Clean up countertops.
 - e. Empty the dishwasher and put clean dishes in the cupboard.
2. In short, leave the house neat and broom clean.
3. Also leave the terrace tidy, with everything back in its original place arrival.
4. If the house and/or terrace are left in such a poor condition that if you do not have enough time with the predetermined cleaning hours, then the Landlord has the right to charge extra cleaning hours at €20/hour.

12. Leaving the home.

1. The tenant closes the windows and doors on departure and turns off the heating or air conditioning.
2. It may happen that people only come into the house days later and then there is meanwhile Consuming quite a bit that is of no use to anyone.
3. If this has not happened, a surcharge may be charged.

13. Sort household waste.

1. At most holiday homes, household waste must be sorted. If this happens the garbage is not taken away by the collection service. Consequently, the cleaning service do this which takes extra time and is also not a pleasant job.
2. The tenant takes the glass waste to the glass container himself.
3. If the glass has not been taken away or the household rubbish has not been removed, extra Hours will be charged or the tenant will be fined from 20 to 50€.
Sorry, but this measure is unfortunately necessary to encourage sorting.

14. Warranty.

1. The holiday homes have valuables and the deposit serves to cover any
Compensate for accidents or damage.
2. Complaints related to the inventory and existing damage are accepted up to 12 hours after
Your arrival. This must be reported to the lessor or his representative
spot.
3. The main tenant is liable for any costs incurred by himself/herself, co-tenants
visitors or damage caused by pets, even after his departure
be detected. When damage becomes after departure of the main tenant
Found, he will have to abide by the landlord's decision.

4. The inspection of the holiday home during cleaning, because only then everything is done has been able to thoroughly check it. It is therefore when cleaning that damage or breakage can occur. Determine. It may happen that the holiday home is in such a condition that extra cleaning hours have to be charged. Attention: the house must be broom clean and cleaned up, garbage sorted and garbage cans emptied.
5. When everything has been left in good order and no damage or breakage has been found, Then the deposit will be released 3 days after your stay.
6. If damage exceeds the amount of the deposit, the tenant is obliged to pay a make additional payment.
7. It is a good idea to report accidents to the landlord, these are usually handled well.
8. It is our experience that the landlords do not abuse the deposit. But man can become critical when it is perceived that there was no respect for the home and/or accidents.
9. If something breaks, it is advisable to keep the broken pieces aside for the Local responsible. This way he can determine which broken piece is involved and this prevents discussions and misunderstandings.
10. It is advisable to communicate this with the person responsible in the event of an accident place and the landlord, so things can be clarified and one can come to an agreement solution that both parties can accept.
11. Fortunately, almost all guests are honest.

15. Force majeure.

1. The tenant will not be entitled to a refund of compensation
If the stay is partially or completely canceled in case of force majeure.
2. Force majeure is defined here as any abnormal and unforeseen circumstance, independent of the will of Spain2home and the consequences of which could not have been avoided despite all the careful measures taken.
3. For example, without this list being limiting
 - a. An offense attributable to the owner: neglect of the dwelling, Unfair practices, death of the owner, sale of the house,...
 - b. Other conditions: thunderstorm, fire, flood, drought, other Exceptional weather conditions, natural disasters, traffic conditions, epidemics, pandemics, quarantine measures, closing the borders or geographic regions, food shortages, currency trade disruption, strikes, lockouts, state of emergency, terrorism, war,...