

## TERMS AND CONDITIONS

1. The apartment is available to rent for residential requirements of a transitory nature only and must be used exclusively for the purposes of tourism.
2. The rental charge on the booking confirmation corresponds to the price for the entire rental period, and includes utilities (gas, electricity and water).  
Daily housekeeping services and final cleaning are charged separately.  
Booking is confirmed on payment of an advance on the rental charge at the time of booking, either via credit card or bank transfer. The balance must be paid within 7 days of the beginning of the rental period or on the first day of rental in accordance with the terms and conditions outlined in the booking confirmation.
3. Clients will also make a security deposit on entering the apartment, payable in cash or by credit card, guaranteeing respect for the contractual terms and conditions as outlined herein. The security deposit will be refunded in full at the end of the rental period – subject to prior verification of the condition of the property, furnishings and equipment. In the event of any eventual damage/s caused by the client to the property, the owner will be entitled to retain all or part of the abovementioned security deposit, in all cases without prejudice to his right to compensation for damages in excess of the security deposit.
4. The duration of the contract is indicated in the booking confirmation (check in and check out date). Eventual extensions must be the subject of a new agreement in writing.  
If guests leave the apartment prior to the check out date the owner will be entitled to retain the entire amount paid in advance by the client.  
Cancellation can be up to 6 (six) weeks prior to the check in date; in this case the booking fee will be refunded in full. In the event of a cancellation up to 2 (two) weeks prior to the check in date, the owner will retain 50% (fifty per cent) of the booking fee.  
For cancellations below 2 (two) weeks prior to the check in date, no refund of the booking fee will be made.
5. The keys of the property will be consigned on site to the client by the owner or by a designated third party at a previously agreed time. The client will inform the owner immediately of any delay. At the consignment of the keys the client will be given a form containing a brief description of the property's condition and contents at that date. Guests must leave the flat in good order.
6. The client agrees not to accommodate a number of persons over and above those indicated in the booking confirmation, on pain of annulment of the rental contract and the forfeit of the security deposit.  
The client agrees to use the property and its facilities with due care, refraining from any act liable to cause damage to the apartment and/or auxiliary structures and/or furnishings and fittings. Guests will take care to avoid disturbing the other residents in the apartment building.  
Guests further undertake to refrain from making copies and/or giving the keys of the property to third parties. Clients who lose keys shall be charged for the cost of a new lock and four new sets of keys.  
The client agrees to take, for the entire rental period, all reasonable precautions and security measures aimed at preventing the entry of unauthorized persons into the property. Should the client fail to observe these basic safety measures, it is understood that he or she will be liable for any damages caused to the property and/or its furnishings and fittings.
7. The owner or delegated third party will have free access to the property. Except in cases of emergency, the client shall be given advance notice of same.
8. Clients are prohibited from: a) bringing any animals of any kind into the apartment; smoking in the apartment.

9. The owner shall not be held liable, with respect to the client, for any suspensions and/or interruptions for which he is not directly responsible in the supply of electricity, gas and/or water. The owner shall not be held responsible for eventual theft of the client's belongings.