

Short-Term Holiday Rental Agreement



Please fully complete all sections ① thru ⑥ (and read Section ⑦ on page 2):

① THIS AGREEMENT is made the _____ day of _____ 20__ between KEN or MARIE MACDONALD (hereinafter called the "OWNER") and _____ (hereinafter called the "RENTER").

② The RENTER shall rent the property indicated below with a checkmark (☑):

PROPERTY #1
Vila Dona Ana "DA"

PROPERTY #2
Vila Dona Ana "DA2"

PROPERTY #3
Apartment at Vilabranca

③ The rental begins on the: _____ day of _____ 20__ at 2:00pm,
and ends on the: _____ day of _____ 20__ at 10:00am

④ Agreed Total Rental Amount (circle currency - £ / € / CAD / USD): (Utilities - Weekly rates (Apr-Oct) include £10/€12 of electricity and £8/€10 of gas usage. Winter rentals (Nov-Mar) exclude utilities, charged at cost. Property Manager on site will advise of extra charges)	Security Deposit:	_____
	Total Due:	_____
	Amount Paid:	_____
	Amount Remaining:	_____

⑤ Number of guests is _____ as named below (provide ages for children):

Guest#1: _____ Guest#2: _____

Guest#3: _____ Guest#4: _____

Guest#5: _____ (5 guests on special permission only)

⑥

R E N T E R	Passport Info: Name on Passport: _____
	Issuing country: _____ Passport#: _____
	Home Address: _____
	Mobile Phone#: _____
	Home Phone#: _____ Fax#: _____
	Email Address: _____
Signature: _____ Date: _____	

Owner Signature: _____ Date: _____

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7 Rental Terms and Conditions

The RENTER agrees to the following terms and conditions:

1. **Check-in/out:** Check-in is at 2:00 pm on your reservation start date. Check-out time is 10:00 am on your reservation end date. This allows time to properly clean apartment. Key Pickup arrangements are determined during the Booking Process.

2. **Contract:** Please print, complete, sign, scan and Email this Rental Agreement to the Email address provided by the OWNER.

Payment: The rental amount plus the security deposit (as specified on Page 1) is payable to secure the booking. Payment method and any necessary bank details will be confirmed during booking process. Payment options are: Internet/Online Banking Transfer (Preferred Method); UK Cheque (UK only); Interac Email payment (Canada only).

The OWNER must receive the contract and 50% of the full payment (non-refundable) to secure the reservation. Full payment must be received 8 weeks prior to the start of the rental period to finalize the reservation. Otherwise, the reservation will be cancelled.

Cancellations will result in the loss of payments made as they are non-refundable.

3. **Dishwasher:** Remember to wash your dishes. Dishwasher requires 3-in-1 tablets, consisting of salt, detergent and rinse-aid; salt is critical to avoid calcification damage to the dishwasher, due to the water in Portugal; this will help us maintain our high standards and keep maintenance costs down. Tablets are available at all supermarkets.

4. **Force Majeure:** Recognize that in the unlikely event that the accommodation is rendered uninhabitable due to fire, earthquake or any other means beyond owner control, OWNER liability will be limited to a refund of the monies paid only.

5. **Maid Service:** Maid Service is self-catering style. Bed linen and towels are changed weekly. Frequency: On a 1-week stay maid service is provided before and after your stay. On a 2-week stay, maid service is provided once, mid-stay. Maids will arrive between 10:00am and 4:00pm. Maids will generally tidy the apartment. Maids will not wash dishes or take out the garbage, etc. Maids will always appreciate a tip.

6. **Noise Regulations:** Respect that the apartments are located in a family-oriented area, offering privacy and tranquility. Therefore no loud partying is allowed, to respect your neighbours. The RENTER's stay may be terminated if this condition is not met.

7. **Occupants:** RENTER strictly limits access to apartment/grounds to those listed on this Rental Agreement; maximum number of occupants is 4 unless special permission is granted by OWNER; no pets allowed; admission will be refused or terminated if this condition is not met.

8. **Pools:** In summer months enjoy free use of the shared open-air pools. Please do not use sunbed mattresses in the pools; diving is strictly prohibited;

9. **Property Access:** PROPERTY MANAGER will have unrestricted access to the apartment as required.

10. **Security:** Double-lock the front door at all times; when going out, remember to bring the key with you when you leave; the door self-locks; do not leave the key on the inside of the door when you go or you will be locked out. The RENTOR will be charged £50 if the PROPERTY MANAGER must make a special trip to permit entry, as it usually involves calling the fire brigade to assist. Also lock windows and close electric blinds as an extra security measure.

11. **Security Deposit:** The OWNER will reduce the security deposit refund: If more than £10/€12 of electricity or £8/€10 of gas per week is used (Apr-Oct); if there are any breakages or damages to the apartment or contents; if any apartment contents are missing; if garbage is not removed; or if excessive cleanup is required. RENTER will report any breakages or damages to the PROPERTY MANAGER as soon as they occur so that they can be resolved for the next guest. The apartment and its contents must be left clean and tidy at the end of the rental period (e.g. dishes washed, all garbage removed). For hygiene reasons, a wet bed will result in the RENTER being charged for a new mattress. Electricity and gas is metered and will be verified before and after stay to determine any excess charges.

12. **Self-Catering:** RENTER to provide own groceries and household goods, e.g. soaps, shampoo, detergents, toilet paper, beach towels etc., as this accommodation is booked on a self-catering basis.

13. **Smoking:** No smoking inside apartment; please restrict smoking to the balconies. Damage from cigarette burns will be charged at full replacement cost to the RENTER.

14. **Suntan Oils & Creams:** Take care not to sit on apartment furniture and bedding when using these products as they are impossible to remove from upholstery; we appreciate your cooperation to maintain the high standard of the apartment for your next visit.

15. **Travel Insurance:** The RENTER will ensure adequate Travel Insurance and a 24 hour emergency telephone number for all guests (compulsory under EC Law). The use of the accommodation and amenities are offered on the condition that they are used entirely at the RENTER's own risk. The OWNER cannot accept responsibility for accidents, injuries, illness, death or loss or damage to users' or visitors' property or belongings, including motor vehicles, however caused.

16. **Washing Machine:** Liquid detergent must be used in the Washing Machine; this is critical to avoid damage to the washing machine and drain pipes; powder detergent builds up in the drain pipes; liquid detergent is available at all supermarkets; this will help us maintain our high standards and keep maintenance costs down.

17. **Winter/Long-Stay Rentals:** For Winter stays (Nov-Mar) or any long-stays, all utilities (electricity and gas) are charged at cost and collected by PROPERTY MANAGER.

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