

Short-Term Holiday Rental Agreement

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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 PROPERTY #2 PROPERTY #3
Vila Dona Ana "DA" Vila Dona Ana "DA2" Vila Dona Ana "DA3"

③ Rental begins on _ YYYY-MM-DD _ (4:00pm), and Rental ends on _ YYYY-MM-DD _ (10:00am).

④ Rental Fee without Security Deposit (circle : £ / € / CAD / USD): _____

Security Deposit: _____

Total Due: _____

Amount Paid: _____

Amount Remaining: _____

(Utilities - Weekly rates (Apr-Oct) include £10/€14 of electricity and £8/€11 of gas usage. Winter rentals (Nov-Mar) exclude utilities, charged at cost. Property Manager on site will advise of extra charges)

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 ***Mandatory Information required per EU Laws (NEW)***

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Passport Name: _____ Expiry: _ YYYY-MM-DD _

Issuing Country: _____ Passport#: _____

Birth Country: _____ Birth City: _____

Nationality: _____ Birth Date: _ YYYY-MM-DD _

Home Address: _____

Phone - Mobile: _____ Home: _____

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 - 4:00 pm on your reservation start date. Check-out - 10:00 am on your reservation end date. This allows time to properly clean apartment. Key Pickup arrangements are provided during the Booking Process. Refer to Security Deposit section below.
2. **Contract:** Please print, complete, sign, scan, and Email this Rental Agreement to the Email address provided by the OWNER.

Payment: The Rental Fee 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 the Booking Process. Payment options are: Internet/Online Banking Transfer (Preferred Method); Interac Email payment (Canada only); Chase QuickPay (USA only).

The OWNER must receive the contract and 50% of the Total Due (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 (salt, detergent, rinse-aid), available at all supermarkets; salt is critical to avoid calcification damage; this will help us maintain our high standards and keep maintenance costs down.
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 6:00pm. 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:** 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; there is always a possibility of pool repairs in the non-summer months.
9. **Property Access:** PROPERTY MANAGER will have unrestricted access to the apartment as required.
10. **Security:** Lock doors and windows when you are away, napping or sleeping. Close electric blinds as an extra security measure. Ensure Building Entrance door clicks shut behind you. Double-lock the front door at all times; when going out, remember to bring the key with you; the door self-locks. The RENTER 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.
11. **Security Deposit:** The OWNER will reduce the security deposit refund: If more than £10/€14 of electricity or £8/€11 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 in the same clean and tidy standard as On Arrival (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:** Means RENTER to provide own groceries and household goods, e.g. soaps, shampoo, detergents, toilet paper, beach towels etc. RENTER will use apartment furnishings and equipment in the same layout and configuration as On Arrival.
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 EU 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 RENTER's property or belongings, including motor vehicles, however caused.
16. **Washing Machine:** Liquid detergent must be used; Powder laundry soap will calcify, block the drain pipes and may cause flooding; 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 to RENTER at cost and collected by PROPERTY MANAGER.
18. **Internet:** Via DSL WiFi Device (router). It provides "Medium Speed" internet, dependent on the Internet Service Provider. It enables you to connect your own devices (we do not have a computer in the Apt). By Using the Internet RENTER agrees to the Terms of Use stated in the Instructions in our Apt. Internet is on a Self-Service basis and assumes the usual level of technical capability to connect to WiFi. Our property manager cannot provide technical support.

{2016-04}

RENTER acknowledges all terms and conditions on Page 2 of this agreement Page 2