

# Villa Basil

## General Terms

Read these General Terms attentively to avoid misunderstandings. The deposit of 50% of the rent to confirm the booking implies that you agree with these General Terms.

### 1. Preface

The rental agreement is at all times a limited agreement between the owners and the tenant. This rental agreement originates only between these parties rights and obligation. The owners reserve the right to refuse candidate guests or to cancel reservations. These General Terms apply to the rent of the holiday home Villa Basil, situated at Venda Nova, Sao Martinho do Porto, Portugal.

### 2. Renting/Reservation

- 2.1 Villa Basil can be rented for stays with a minimum of 5 days with a discount of 35% for periods of a month or longer.
- 2.2 The exact amount of the rent will be communicated together with the confirmation of the availability during the requested period. You confirm the reservation by a deposit of 50% of the total rent, within five days after reception the confirmation. The remaining amount, together with the caution, is to be transferred at the latest 8 weeks before your stay.
- 2.3 For reservations within 8 weeks prior to your stay, payment of the full amount is required, including the deposit.
- 2.4 Following receipt of the payment, you will receive all the information and address.
- 2.5 The deposit will be refunded within 2 weeks following your stay, potentially reduced with a compensation as mentioned in section "4. Caution".

### 3. Cancellation

- 3.1 Cancellation by the tenant  
Cancellation costs: More than 8 weeks before your stay: 50% of the amount of the rent.  
More than 4 weeks before the stay: 75% of the amount of the rent. Less than 4 weeks before your stay: 100% of the amount of the rent. Cancellation has to be communicate by e-mail to the owner, date of reception counting as cancellation date.
- 3.2 Cancellation by the owner  
The tenant will be informed immediately by e-mail if circumstances occur to cancel the booking, if possible an alternative will be offered. The deposited amount will be returned to the account of the tenant immediately if the alternative is not accepted.

### 4. Caution

- 4.1 The deposit of € 500 is to be paid with the eventual remaining amount of the rent, at the latest 8 weeks before the arrival date.
- 4.2 Upon departure, the house manager will check for eventual damage or shortcomings. The deposit will be returned to the account of the tenant within two weeks in case no damage or shortcomings are detected. The cost of detected damage or shortcomings will be deducted of the deposit amount.
- 4.3 Damages or shortcomings, not mentioned to the house manager within 24 hours after arrival, are considered to be caused by the tenant(s).

### 5. Responsibilities of the tenant

- 5.1 As a tenant you are responsible for the rented villa and its household effects and all other properties belonging to the villa. You should take care of the house with due diligence.
- 5.2 All damages caused by you or your fellow holiday makers (without proof of the contrary) are to be reimbursed to the owner at the replacement cost rate.

- 5.3 Between 22 and 08 hrs the tenants are requested to avoid unnecessary noise in respect of the neighbours.
- 5.4 Without written authorisation of the owner it is not allowed to stay in the villa with more than 6 people. Non-conformance of this rule will lead to an immediate end of the rental agreement without reimbursement.
- 5.5 Under any circumstances it is not allowed to park a camping car or similar on the drive way to allow additional people to pass the night on the location.
- 5.6 Smoking is prohibited inside the house. While smoking outside, cigarette ends should be disposed off, using ash trays
- 5.7 Pets are NOT allowed.

## **6. Responsibilities of the owner**

- 6.1 The owner will never be responsible for damages caused by the tenants.
- 6.2 The owner is not responsible for losses and/or theft in the house or on the property.
- 6.3 The owner is not liable for any accidents in the rented house or on the property (e.g. at or in the pool, at or over the garden walls).

## **7. Swimming pool**

- 7.1 The pool will be cleaned by the house manager. He is the only one authorised to do so.
- 7.2 The swimming pool is heated from April till October. Only the house manager is authorised to operate and fine-tune the heating pump.

## **8. Cleaning, water and electricity**

- 8.1 Bed and bath linen are included in the rent.
- 8.2 Final cleaning is NOT included in the rent, a fixed amount of € 100 is charged regardless the duration of the stay.
- 8.3 For longer stays you can request for a change of linen at an additional cost of € 75 for each change. This is to be booked during the reservation.
- 8.4 Water and electricity consumption is included in the rent of the house, as long as it is considered normal.

## **9. Arrival and departure**

- 9.1 Arrival between 16 and 22 hrs. The house is to be vacated before 10 hrs. All blinds, windows, doors and gates have to be closed.