



Jef & Karin Van Loon-Noeyens

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IBAN: BE70 7310 2327 5325

BIC: KREDBEBB - KBC BANK

In the following we propose the most appropriate approach and general conditions.

## APPROACH

- You take an option of 5 days at the villa so you have enough time to flee to consult.
- To confirm your reservation we ask for a deposit of 50% of the rent. This sum is 5 days after the e-mail with the reservation to be fulfilled. The balance and security deposit must be paid 8 weeks before departure date.
- You will receive the booking form with all the information about the villa after the complete payment is ok.
- If during the stay no damage has occurred, you will receive the deposit back.
- You should choose a personal travel and cancellation insurance.

## TERMS

To avoid misunderstandings, we ask you to read these Terms and Conditions carefully. We also want to explicitly mention that the deposit of 50% of the rent to confirm the booking implies that you agree to the terms.

### 1. Beforehand

The villa can only be rented by the owners. The owners reserve the right to refuse guests or cancel reservations. The general conditions apply to the rent of the villa 360 Portugal Pinal Fanheiro to Portugal.

### 2. Payment Condition

To confirm your reservation we require a deposit of 50% of the rent, 5 days after the e-mail with the reservation being confirmed. The owners reserve the right to cancel a reservation if the deposit is not paid on time.

The balance and security deposit must be paid 8 weeks before departure date.

The payment of the deposit, the remaining balance and the deposit must be made on the following account showing all the details:

Account holders: Jef & Karin Van Loon-Noeyens

KBC BANK

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Payments always quoting your reservation number found on your reservationform!



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### 3. Guarantee

The (security) deposit of 350 euros must be paid together with the balance 8 weeks before departure date. After departure there will be an audit done by the property management for any damage or shortages. If no damage and / or defects are found, the deposit will be returned within two weeks to the account of the tenant. Damages or defects are deducted from the deposit.

Any damage or failure (eg missing objects), which are not reported within 24 hours after arrival at the property, are assumed to be caused by the tenants. Groups whose average age is less than 25 years, must pay a deposit of 100 euro's per person with a maximum of 1.000 euro's.

### 4. Cancellation

Cancellation by the tenant:

- within 4 weeks prior to arrival date: 100% of the rent is due.
- between 4 and 8 weeks before arrival date: 75% of the rent is due.
- earlier than 8 weeks before arrival date: 50% of the rent is due.

Cancellations must always be done by e-mail to the owner. The date of receipt of this e-mail is the cancellation date.

Cancellation by the owner:

If circumstances arise in which the contract must be cancelled, the lessee will be notified immediately and, if possible, another alternative will be offered. In case this option is not accepted or if no other villas are available, the sum already paid, will immediately be refunded to the account of the lessee.

### 5. Responsibility of the tenant

As a tenant, you are entirely responsible for the rented villa, inventory and all other property belonging to the rented villa.

Any damage caused by you or your fellow travellers, is (without proof) to be paid at replacement cost to the owner. The owner has the right to use the security deposit. In case of extreme damage, the owner has the right to charge extra.

Between 21.00 and 08.00 the tenant has to respect the neighbours.

Without written permission of the owner it is not allowed that more than 10 people stay in the villa. Ignoring this policy will result in immediate termination of the lease without any right to reimbursement.

Pets are not allowed.



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## 6. Responsibility of the owner

The owner is not responsible for damages and / or costs caused by the tenant.

The owner is also not responsible for lost or stolen items.

Any physical damage caused to, or by the tenants, of the rented villa and any noise during the stay, are not the responsibility of the landlord.

## 7. Arrival and departure

### A) Arrival

Arrival time is between 16:00 and 20:00. If you arrive after 20:00, an extra cost of 15 euro is charged. This amount is payable to the property management.

Arrival after midnight is not possible.

### B) Departure

You should leave the villa before 10.00, after inspection of the villa together with the property management.

## 8. Cleaning

Your villa will be clean on arrival. If you are not satisfied with the service provided or the inventory, please contact the property management within 24 hours.

Final cleaning and linen are included in the rent.

If there is a need for additional bed- or bath linen, a supplement of 65 euro's will be charged.

Please pay the property management upon arrival, and you will receive the extra items


Washing of bed clothing and bath linen should NOT be done by tenants.



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#### WHAT to do when leaving the villa

Use the following checklist to see if everything is in order and deliver it together with the keys of the villa to the property management.

- Table crockery, cutlery, cooking and kitchen utensils are clean and in place in the cupboards and drawers;
- The dishwasher must be empty and the filter must be cleaned, set it ajar;
- Refrigerator completely empty, turned off and leave open (also the freezer);
- The bed clothing should be removed from the beds and along with the dirty towels in one central place within the villa placed in the designated grey laundry baskets;
- Garbage must be disposed of in the bins in the street;
- The oven and BBQ cleaned;
- All toilets clean and flushed;
- The patio furniture should be neat and tidy
- Clean Pellet stove and pellets filled up;
- Lights out, both inside and outside;
- All water taps turned off;
- Fuses (electricity) all left to stand;
- Electricity NEVER disabled;
- Thermostats at minimum;
- Sun boiler DO NOT turn off power;
- All windows and doors must be closed;
- The glass curtains in the living room should be closed;
- The shutters and dimming (blinds) must be closed

It is essential that you leave the villa in good condition. Without this checklist we are obliged to carry out independent checks and charge an extra € 100 .

#### 9. Legislation applied

The legislation applied to these general conditions is that of Portuguese law.