

RENTAL AGREEMENT FOR CAN SANATE

§1 PARTS

This rental agreement is written between the administrator of Servabote SL (company managing the renting of Can Sanate) Sofia Dinkelspiel Ekman, and the tenant _____. Every part shall receive one original copy of the rental agreement.

§2 RENTAL PERIOD

The tenant agrees to rent Villa Can Sanate between (YYYY/MM/DD) _____ and _____

§3 RENTAL COSTS

For the rental period, the tenant pays to the owner of Villa Can Sanate _____ EUR in total as rent. The tenant also pays to the owner a damage deposit of 4.000,- EUR, which will be transferred back to the tenant less differences in inventory and/or damage within two weeks after the rental period has come to an end. It is not stated or implied that the 4.000,- EUR damage deposit is to be considered a maximum penalty. All damages are to be paid at actual cost.

§4 PAYMENTS

50% of the rent is due upon signing of this contract. 50% of the rent and damage deposit is due 30 days prior to arrival to account holder

Tom Dinkelspiel

La Caixa Bank, Plaza Gomila, Palma de Mallorca

IBAN ES60 2100 0233 9507 0001 8030

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In case of cancellation of this booking, the deposit of 50% of the total amount will be returned, as long as the owner is able to rent the house to someone else during this period.

§5 GENERAL AGREEMENT AND RESPONSIBILITIES

The damage deposit is 4.000,- EUR regardless of the length of the stay. The deposit will be transferred back to the tenants account by the owner of the villa within two weeks after the rental period has come to an end and the state of the villa has been signed off by the rental agent or representative of the owner. Should the tenant neglect to have the villa signed off by the rental agent/representative of the owner upon departure, the owner of the villa automatically has the right to claim the full damage deposit. The agreed rental fee includes maidservice four hours per day Monday to Friday, pool and garden maintenance as well as electricity and water up to 500,- EUR per week. Should more be used, the actual cost herefore will be deducted from the damage deposit. Phone is not included.

Upon arrival the earliest possible check in is after 4 pm. It is the responsibility of the rental agent/owner rep. to show the tenant around the villa and hand over two full sets of keys as well as the alarm code. At this point it is also the responsibility of the rental agent/owner rep to have the tenant sign off the state of the villa including water and electricity meter readings.

No later than two days before the rental period comes to an end, it is the responsibility of the tenant to contact the rental agent/owner rep and make an appointment, in the villa, for the day of departure. Latest check out is 12 noon. During this appointment, the tenant must return both sets of keys to the rental agent/owner rep. The rental agent/owner rep is responsible for inspecting the house and its inventories, sign off its state and note the electricity and water meter readings in the signing off form.

Bed sheets are changed once a week and towels twice.

If any problem would occur during the stay (maintenance, etc), the owner, Tom Dinkelspiel tel +46 70 685 51 80 or Sofia Dinkelspiel Ekman tel. +34 670 5291 10, should be contacted.

All parts of this agreement have been read and understood by every signing part.

Date of contract signing

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Tenant

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Sofia Dinkelspiel Ekman