**THE RENTAL CONDITIONS OF CASA MUY BIEN**

**1. LIABILITY**

Under no circumstances is the owner of Casa Muy Bien liable for damages caused by the tenant, of whatever nature. This includes personal injury to the tenant and damage to or loss or theft of his property.

**2. CANCELLATION INSURANCE**

We advise the tenant to take out cancellation insurance.

**3. CANCELLATIONS**

A distinction is made between two types of cancellations:

**a. Cancellation due to Covid-19 virus**

No cancellation fees will be charged in the following cases:

* In the event of a current contamination of one or more tenants, determined by means of a virus test;
* In case of a (announced) lockdown of Javea and surroundings;
* In case it is not possible to reach Javea by car due to transit bans issued by neighboring countries.
* No later than four days before the start of the rental period, the tenant informs the landlord of the occurrence of (one) of these cancellation grounds.

**b. Other cancellations.**

The tenant is hereby obliged to the following:

* up to eight weeks before the day of arrival: 10% of the rent;
* Between 8 weeks before the day of arrival and 4 weeks before the day of arrival: 50% of the rent;
* From four weeks to the day of arrival: 100% of the rent;

Any cancellation must be confirmed to the landlord by telephone and e-mail. The cancellation is effective from the date that the landlord has received this message.

**4. BOOKING CONDITIONS**

a) You can make a reservation by phone or via the website. Use the contact form on our website, stating the period in which you want to rent the casa and with how many people you want to come.

b) The lessor discusses the conditions/procedures regarding the lease agreement with the lessee by telephone. If the tenant and landlord come to an agreement, the lease is concluded.

**5. CONCLUSION OF AGREEMENT AND PAYMENT**

If the landlord agrees with the booking, the tenant will receive a booking confirmation, also an invoice. The tenant must complete, sign and return this form in full. Payment is made as follows:

* 30% of the total rent must be paid within three weeks after signing the booking form.
* The remainder of the rent must be paid no later than three weeks before the start of the stay.
* When booking within three weeks before the start of the stay, the rent must be paid in one go.
* In addition to the rent, the tenant pays a deposit of €250,- regardless of the rental period. see further under 7.

 **Please note:** In the event of late payment of one or more installments of the rent, the lessor is entitled to cancel the booking and to charge cancellation costs.

**6. RESPONSIBILITY**

In the booking form, the tenant signs for agreement with the rental conditions.

In case the booking conditions are not complied with, the landlord has the right to refuse the tenant access to the accommodation. The following applies:

* The number of people staying at Casa Muy Bien may never be more than indicated on the booking confirmation;
* The tenant must behave as a good tenant and avoid nuisance;
* Pets are prohibited, unless agreed upon at the time of booking and stated in the booking form.
* Upon departure, the accommodation must be left tidy and swept clean.
* On the day of departure, you must vacate the accommodation by 10:00, unless otherwise agreed.

**7. DEPOSIT IN CASE OF DAMAGES**

The deposit will be refunded to the tenant at the end of the rental period after deduction of the costs incurred by the landlord in connection with damage to or loss of his goods or if the landlord has to engage third parties to repair or prevent any damage.

If the aforementioned costs exceed the deposit, the landlord will hold the tenant liable for this. During the rental period, the tenant is liable for damage to the casa and its furnishings. This also includes the garden with its furniture, umbrellas and lamps.

**ALL DAMAGES MUST BE REPORTED IMMEDIATELY TO THE LANDLORD**

These costs can be recovered from your travel insurance. We recommend that you close it.