

Please review and the entire Agreement, including terms specific to the home you are booking, before proceeding. By booking this property you agree to all policies, terms, and conditions.

VACATION RENTAL AGREEMENT

This Vacation Rental Agreement (hereinafter "The Agreement") is made by and between the Owner (hereinafter "The Manager") of the rental/house (hereinafter "The Property") , and the Guest (hereinafter "The Guest" - together with the Manager, hereinafter "The Parties"), as of the date of the booking. "OTAs" or "Channels" are Airbnb, Booking.com, VRBO, Expedia and similar booking sources or online platforms for vacation rentals. For good and valuable consideration, the sufficiency of which is acknowledged, The Parties hereby agree as follows:

1. RENTAL PARTY - MAXIMUM OCCUPANCY

The rental party shall consist of The Guest and his/her travelling party, as specified in the reservation details. The total, maximum number of guests is limited to the number designated in the booking (including children). The Guest is not permitted to have visitors or accommodate any other person, friend or new acquaintance in the Property, unless otherwise agreed in writing with the Manager (i.e. via a simple message).

2. TERMS OF LEASE

The vacation rental lease begins on the Check in date and time and ends on the Check out date and time. Time extension of the Guest's stay duration may be possible, depending on the property's availability and will be applicable only with the Manager's written agreement (i.e. via a simple message).

3. ACCOMMODATION TERMS

- The Guest agrees to keep the property clean, to leave the property in a similar condition as he/she found it when he/she arrived, and to behave in a manner way at all times while residing at the property, which does not break any law. The Guest shall behave in a respectful manner and shall be good neighbors, respecting the rights of the surrounding property owners or guests. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement.
- The Guest also commits to not use the property for any illegal or commercial purpose, including but not limited to sub-lease the property or otherwise allowing anyone or more people to stay above the maximum permitted or if not previously agreed with the Manager.

- The Guest will check in and out of the property, according to the dates and times designated herein (Article 2), without delay or further notice, unless otherwise agreed with the Manager (i.e. via a simple message).
- The Guest is responsible for any breakage or damage costs in or to the property - along with any extra costs that may result - which are caused by him/her or any members of his/her party and is obliged to report them on the time they happen, in order to compensate the Manager.
- The Manager can refuse to allow the Guest into the property or ask him/her to leave if he (the Manager) reasonably believes that the Guest or any member of his/her party (or any other person he/she has invited to the property) misbehaves or is behaving illegally or that any damage is likely to be caused, has been caused or is being caused as a result of the behaviour of the Guest or any members of his/her party or any person the Guest has invited to the property, and without The Manager having to provide a refund of any payment the Guest has paid for the booking. In addition, the Manager will not be legally responsible to find any alternative accommodation for the Guest.
- The Guest must not hold events (such as parties, celebrations or meetings) at the property without the advance written consent of the Manager. This reservation includes the Guest and everyone else in his/her travelling party. Our guests are not permitted to have visitors or accommodate any other person, friend or new acquaintance in our property. If the Guest does hold an event, or accepts a visit by any person or accommodates any other person, the Manager can refuse to hand over the property to him/her or can repossess it. If the Manager must repossess the property, this will be treated as the Guest's cancellation of the booking. In such a situation the Guest will not receive a refund of any money he/she have paid for the booking and the Manager will not be legally responsible to the Guest, nor will he be under the obligation to find an alternative accommodation for the Guest.
- The Guest must allow the Manager or his representatives (including workmen), with reasonable notice, access to the property, for purposes of regular maintenance (pool cleaning, gardening etc), repair or inspection, at any reasonable time, during the Guest's stay, except in an emergency or if a problem needs sorting out quickly and the Guest cannot be contacted in time. In these situations, the Property Manager can enter the property at any time without giving the Guest prior notice.
- The guest and his travelling party will be provided with sufficient towels and bed sheets for the entire stay. Both the bed sheets and the towels must remain in the property and **MUST NOT** be taken out of the property (ie to the beach or on a trip)
- **HOUSE RULES**
DO NOT FLUSH anything in the toilet. No toilet paper, feminine products or any other item should be flushed at any time.

- B) No smoking is allowed inside the property. Feel free to smoke in patios, garden and pool area.
- C) No pets are allowed inside the property unless otherwise agreed with the Manager.
- D) Quiet hours 3pm to 5pm - Kindly refrain from playing loud music or making noise during the Greek "Siesta" time.
- E) The swimming pool (if there is one in the property) is safe for our guests to use. However, the guest's own personal caution and full attention is necessary to avoid accidents. By booking the property for a holiday, the guest and his travelling party acknowledge that they accept the responsibility to protect themselves and they all, explicitly waive any claim for compensation from the Manager in case of an accident or even death while using the pool during their stay at the property.
- F) An additional daily fee will be applicable if the Guest wishes the manager to have the swimming pool heated during the Guest's stay. This rule applies only to properties where the pool has heating facilities.

4. THE PROPERTY

The vacation rental property is located at the address, specified in the respective channel (OTA) or booking page or at the location in Google maps which the Manager will or has already provided and it is fully furnished and equipped, as also described and shown in the respective photos in the OTA listing page or in the booking page.

5. RENTAL RATES, FEES & TAXES

The rental rates and applicable fees and taxes are the ones specified in the Booking Details of the accommodation and in the Reservation's Confirmation page of the channel or booking page.

6. CANCELLATION POLICY

The Standard Cancellation Policy is "Moderate - 30 days"

- 100% refund 30 days before check-in
- 50% refund 14-30 days before check-in
- Otherwise, no refund
- No refund on "No Show"

Should you wish to cancel your booking, once it has been confirmed, the cancellation must be made in writing (email). In the case that any amount has been paid by the Guest, at the time of cancellation, the processing fee for the cancellation is €50 plus applicable Bank Charges to be advised accordingly.

7. PAYMENT & BOOKING TERMS

A. No payment by the Guest is required at the time of the booking, unless the check in date is within 35 days or less, ahead of the booking date, where the full payment (100% upon the Total Travel Amount) is required to confirm the reservation.

B. Full payment by the Guest (100% upon the Total Travel Amount) is required 35 days before the Check in date.

C. The paid amounts by the Guest, are refundable or non refundable, according to the Cancellation Policy.

D. After the reservation, the Guest will receive a Booking confirmation message by the Manager.

The Guest must answer this message at his/her nearest convenience and within 48 hours from reception of the confirmation message, otherwise the Manager will cancel the reservation, as it will be labeled as Accidental / Unintentional”

8. PAYMENT METHOD

- Acceptable payment method is by Credit/Debit card.
- 35 days before the check in date, a payment request will be sent to the Guest with all the booking details, information and the link, in order for the Guest to make the payment in “Comodo secure” environment, via our Payment Gateway “Stripe”.
- In the case that the check in date is within 35 days or less, ahead of the booking date, then the payment request will be sent to the guest within 48 hours of the booking.
- Payment by the Guest must be made within 48 hours from reception of the payment request. Otherwise the Manager will cancel the booking.

9. INSURANCE

We encourage the Guest to purchase traveller insurance in case of unforeseen circumstances, accidents or other issues that may prohibit the Guest from travelling or fulfilling the rental terms.

The parties agree to the terms of this Vacation Rental Agreement, as evidenced by the reservation confirmation and the payment of any amounts by the Guest to the Manager via the channel or the booking page. This Agreement expresses and reflects all that was agreed between the parties

and cancels any other agreements and/or other understandings between them.