



Rental Agreement

This short-term rental agreement (“the agreement”) is made between *Lisa Jayne Sheldon* (“the Homeowner”) and _____ (“the Guest”).

Date of Arrival _____ Date of Departure _____

Guest name _____

Guest address _____

Guest telephone number _____

Guest email _____

No. of guests _____ Rental cost £ _____

1. **The Property is located at:** Whispering Palms, Calle Abeta, Escala 14322, 2nd Floor B, Mar Menor Golf Resort, Torre Pacheco, Murcia, Spain.
The Property is fully furnished and includes linens, towels and beach towels.
2. **Maximum Occupancy:** The maximum occupancy of guests is limited to 4 persons. No children under the age of 14 are permitted to stay in the apartment.
3. **Terms of the lease:** The lease begins at 4pm on the Date of Arrival and ends at 12 noon on the Date of Departure.
4. **Minimum Stay:** This property requires a 3-night minimum stay.
5. **Rental Terms:** Guests agree to abide by the Rental Rules at all times during their stay at the Property.
6. **Access:** Guests shall allow the Homeowner or Property Manager access to the Property for the purposes of repair and inspection.
7. **Rental Rates and Fees**
 - a. A deposit of 50% of the total Rental Cost is required to secure the requested dates.
 - b. The balance of the Rental Cost must be settled no later than six weeks before the Date of Arrival.
 - c. Late departures: where possible and when no other guests are arriving, late departures can be arranged at a cost of 50 Euros
 - d. Cancellations: if the Guest wishes to cancel their reservation, and the full payment has been made, refunds will be made as follows:
 - i. Up to 8 weeks’ notice – full refund
 - ii. Up to 6 weeks’ notice – 50% refund
 - iii. Less than 6 weeks’ notice – no refund.
8. **Insurance:** The Guest is encouraged to obtain travel insurance.



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9. **Liability:** The Homeowner will not accept liability for any injury or accident sustained to a Guest or their visitors whilst on the premises, or for any loss or damage to their belongings.
10. **Acceptable Payment Methods:** Payment made by bank transfer, cash or cheque.
11. **Keys:** arrangements for the keys will be confirmed nearer the time of arrival.
12. **Breakages:** The Guest should immediately report any damages or breakages to the Property Manager. Where possible, the Guest should arrange to replace damaged items.
13. **Security/Breakages Deposit:** The Guest must provide details of a credit card at least 7 days before the Date of Arrival. Charges will be applied if:
 - a. the Property or its contents are damaged, beyond normal wear and tear,
 - b. linens, towels or beach towels are lost or damaged,
 - c. the keys are lost.

Rental Terms

- Arrival check in time is 4pm (1600) local time. Departure time is 12 noon (1200) local time.
- No smoking or vaping is permitted inside the apartment or on the terrace.
- No lit candles are permitted inside the apartment.
- Air conditioning, ceiling fans and any electrical items must be switched off when the apartment is empty, this includes leaving during the Rental period or at the end of the Guest's vacation.
- Air conditioning must only be used when the windows and doors are closed.
- Persons other than those in the Guest's party are not permitted to stay overnight. Any person in the property is the sole responsibility of the Guest.
- All apartments on the resort are privately owned. The homeowner is not responsible/liable for any accidents, injuries or illnesses that occur whilst on the premises or its facilities.
- The Homeowner is not responsible for the loss of any personal belongings or valuables of the Guest.
- By accepting this reservation, it is agreed that all Guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
- Guests must keep the Property and all furnishings in good order and only use the appliances for their intended uses.
- Security: doors must be locked and windows closed when leaving the property.
- Pets are not permitted.
- Parking is available in the designated car parks on the resort.
- Guests must adhere to the rules set out within the resort which include: the use of swimming pools and times, Noise and disturbance to other residents and No drying of clothing, linen or towels over the apartment walls.

By my signature below, I hereby agree to the rental agreement, terms and charges.

I agree that all rental deposits are non-refundable per cancellation and adhere to the cancellation policy above. I have read my rights to purchase travel insurance.

I agree to the terms of this Short-Term Rental Agreement, as evidenced by the signature below, either electronic or manual.

Guest name (Print) _____

Signature _____ Date _____