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info@casakarla.com**

CasaKarla Rental Contract

for the rental of a holiday apartment: CasaKarla Queens apartment

between

CasaKarla.com Queens apartment - Rua Henrique Calardo 4, Apartment 5 C

By: Karl Andreassen and Birgit Wammen , Åstvej 41B, 7321 Gadbjerg, DK – Owner

And: (your name, address, contact)

(Name and address) – Tenant –

§ 1 Rental object and keys

(1) Casakarla lets the following property (rental object) to the tenant:

Casakarla Queens Apartment
Rua Henrique Calardo 4, Apartment 5 C
Albufiera (old town center)

For a total of _____ people incl. children

The house rules attached are valid.

The rental property is a non-smoking property.

(2) The rental property is fully equipped and furnished as is let with the following furnishings:

As shown in the pictures in the apartment manual

Bed and bath linen (the following items: Bed linen 1 set per. person, 2 large towels and 1 small towel per. person) is included in the price and must be left on the floor by departure.

(3) The tenant is entitled to use the following equipment / furnishings during the rental period:

Everything shown in the pictures in the apartment manual included free wifi.

Phone may not be used, phone is in the apartment only for emergency calls

(4) The tenant receives 1 set of house/apartment keys for the duration of the rental period. Handed out at the address at the arrival of supervised staff.

§ 2 Rental period, Arrival and Departure

(1) The rental property is let to the tenant from _____ (arrival date) until _____ (departure date).

(2) The arrival time on the arrival day is between 16:00 and 20:00 o'clock.

(3) The checkout time on the day of departure is at 12:00 o'clock

Take out all trash to the dumpster. Empty the refrigerator. Leave 2 liters unopened water tank for the next tenant, and leave the refrigerator turned on	Load and run the dishwasher. Lock all doors and close all windows. Let the keys lie on the kitchen table and close the main door to the apartment, this locks by itself. Heating and air conditioning switched off
Follow the instructions in apartment manual	

§ 3 Rental price and payment methods

- (1) The rental price is _____ EUR for the duration of the rental period incl. the cost of the final cleaning.
- (2) The cost of electricity, water, and heating is incl. the rent.

The amount is payable by the following:

Mr. Karl Andreassen
Rua Henrique Calardo 4, Apartment 5 C , 8200 - 063 ALBUFEIRA

NOVO BANCO account: 000189911645
NIB: 000700000018991164523
IBAN: PT50000700000018991164523
BIC/SWIFT: BESCPTPL

or with PayPal invoice issued by the owner

The advance payment of **50%** is payable now, with the remaining balance of **50%** to be transferred 30 days prior to arrival at the apartment

- (3) If the tenant is more than 14 days late in paying, then CasaKarla is entitled to terminate the contract immediately and without notice and let the property to someone else.

§ 4 Cancellation and early termination

- (1) If the tenant terminates the contract before the rental period starts and doesn't name a replacement that accepts the same terms, then they are responsible for paying the following percentages of the rental price as long as a further rental is not possible:

Termination 30 days prior to arrival at the apartment provides 50% of the prepaid rent return.

- (2) If the tenant terminates their stay early, they are still responsible to pay the full rental price.
- (3) Termination is only accepted in writing. The date applicable is the day the document is received by Casa-Karla

§ 5 Liability and Responsibilities of the Tenant

- (1) The rental property incl. the furniture and the other contents are to be treated with care. The tenant is held responsible for the actions of other people within the house. The tenant is liable for all damaged goods, damage to the property or anything else related to the property, whether caused by themselves or their accompanying guests.
- (2) Faults that are found before or during the rental period are to be reported to CasaKarla immediately.
- (3) Animals are not allowed
- (4) House rules: the tenant agrees to follow the house rules. These are included in this contract and provided in the property.

