

Vacation Rental Agreement

This Vacation Rental Agreement (hereinafter referred to as "AGREEMENT") constitutes a contract between

Name of Guest:
Address:
City / Country:
Passport Number
(hereinafter referred to as "GUEST"),

and

ANSA EPE
Galinou 8
85100 Rhodes, Greece
Greek Tax Number 997867779
(hereinafter referred to as "ANSA")

for the holiday rental of

Sample Villa,
Rhodos, Greece
(hereinafter referred to as "PROPERTY")

for the rental period
from until

Whereas

The GUEST acts on behalf of and assumes responsibility for all members of the visiting group. The GUEST assures that all members of the visiting group are aware of, bound to, and will adhere to this AGREEMENT. The visiting group consists of adults and children.

Any payments received by ANSA for occupancy of PROPERTY confirm the acceptance of the terms and conditions of this AGREEMENT. It is the responsibility of the GUEST to be familiar with all policies within this AGREEMENT.

1. Reservations, Booking and Contract Signing

The GUEST confirms with the Reservation that he read, understands, and accepts this AGREEMENT. Reservations are not considered "guaranteed" until the advance payment of 30% of the total rental is received by ANSA. Booking confirmation will be emailed to the GUEST upon receipt of the Booking Payment, along with a scan of the signed (by ANSA) AGREEMENT. The GUEST is requested to return a scan of the countersigned AGREEMENT by email. Original AGREEMENT shall be exchanged at hand over of the PROPERTY.

2. Payment:

Booking Payment	30% with booking
2 nd Payment	35% three months prior to arrival
Final Payment	35% one week prior to arrival

Security / Damage Deposit 200€ payable latest at arrival
All payments (except Security / Damage Deposit) shall be done by bank transfer in favor of

- ANSA
- Alpha Bank, Rhodes
- IBAN GR09 0140 5930 5930 0200 2013 606
- BIC CRBAGRAA
- Reference: SAMPLE

3. Cancellations

- After 3 months prior to arrival: Booking Payment will not be refunded.
- After 3 months prior to arrival: Booking Payment and 2nd Payment will not be refunded.
- After 7 days prior to arrival: no refunds.

4. Security / Damage Deposit

A Security / Damage deposit is required latest at check-in, and must be either received on ANSA account at time of check in, or can be paid in cash at arrival

This security deposit will be returned at check out, provided proper check-out procedures are followed, and there is no breakage or damage to the PROPERTY.

5. Refund Policy

Although the PROPERTY is in pristine condition, ANSA cannot guarantee against failure of heating, air conditioning, WLAN, TVs, Satellite Receivers, VCRs, or other appliances. Please report any inoperative equipment to our contact person immediately. ANSA will make every reasonable effort to have repairs done quickly and efficiently. No refunds or rent reductions will be made due to failure of appliances or equipment.

6. Entitled GUEST

The PROPERTY rents to families and couples. GUEST under the age of 21 unaccompanied by a parent or legal guardian will not be permitted to register and will lose all funds paid to ANSA.

At all times, the maximum occupancy is the number the home sleeps, including infants.

Any reservations made under false pretenses may result in loss payments and possible removal of GUEST from rental unit. No Fraternities, no sororities, no excessive parties involving external visitors.

7. Listings and Pricing

Information regarding individual listings is believed accurate but cannot be guaranteed. We have made every effort to ensure that all the information on ANSA's Louloudi website(s) is current and accurate. Rates, fees, and taxes are subject to change without notice. Such changes do not affect existing bookings.

8. Airport receipt

GUEST will be received at Rhodes International Airport, or at Rhodes Ferry Port. GUEST have to arrange own transport, and will be guided to the property.

GUEST is requested to inform about their arrival details at least one week prior to arrival.

9. Check In / Check Out Timings

Check-In time is after 4pm, / check out is prior to 10 am. Early check in or late check out can be arranged depending on vacancy without extra charge.

No refunds for early departures (less days than reserved) ~ No refunds will be given for delayed arrival ~ No refunds for reducing the number of nights reserved ~

At arrival at PROPERTY, hand over procedure will be followed (see Attachment 1: Hand-Over Protocol), followed by handing over the keys.

10. External Visitors

External Visitors require prior approval. Approval can be granted only on basis of full names and details. No Overnight stays. Any external visitor to the PROPERTY is the sole responsibility of GUEST.

11. Items provided by ANSA

ANSA provides bed linen and towels including towels for sun beds. Replacements once per week. We do not permit towels or linens to be taken from the property.

ANSA will provide initial supplies only (toilet paper, shampoo and soap, softdrinks, coffee filters, pepper and salt).

12. Furnishings and Appliances

Only use appliances for their intended uses.

Furnishings are subject to change without notice. Furniture, bedding, mattress pads, utensils or any other property supplied with the rental property must not be taken out or transferred from one location to another. Relocation or loss of these items, as well as damage to the PROPERTY or its furnishings in excess of normal wear will be charged to the GUEST.

13. Pets

Pets require prior approval (see Attachment 2: Pet Addendum). ANSA will not unreasonably withhold approval.

14. BBQ

A coal grill is available. It can be only used in the designated area.

15. Fireplace and Firewood

Usage of Fireplace: PROPERTY is not provided with firewood.

16. Night Silence

GUEST should not create excessive noise at a level that may disturb neighbors between 10:00p.m. – 08:00a.m.

17. Locked Areas.

GUEST may not be provided a key for ANSA personal storage spaces. Any attempt to enter locked areas is cause for immediate termination of this AGREEMENT, forfeiture of all monies paid, and GUEST will be liable for any damage and/or missing items.

18. Smoking

Smoking is allowed outside only.

19. Housekeeping and final cleaning

Neither daily housekeeping service nor daily maid service is included in the rental rate. Maid services can be booked as additional option.

PROPERTY should be left in clean swept condition. Any undue or unreasonable cleaning necessary as a result of the vacationer's stay will result in a cleaning charge assessment of €15 per hour.

20. Defects

ANSA attempts to properly maintain the PROPERTY. Any unsafe or dangerous condition must be reported to ANSA or his representative immediately. GUEST acknowledges that the use of the property including all facilities, equipment and installations is entirely at GUEST's risk.

GUEST shall allow ANSA access to the property for purposes of repair after prior coordination with the GUEST.

22. Lost and Found

Neither ANSA nor the property owner will be responsible for GUEST's personal property left behind or lost during stay. If ANSA is able to find an item left behind ANSA is willing to ship it to the GUEST upon request. Shipping charges will be charged to the GUEST.

23. Violation of Agreement

If GUEST violates any of the conditions of this Agreement, ANSA may terminate this Agreement and enter the PROPERTY. Upon notice of termination of this Agreement, GUEST shall vacate the Premises immediately and forfeit all rents and security deposits. GUEST is liability towards ANSA for all incurred direct and indirect costs, including costs of litigation, attorneys, expenses, etc., resulting from the breach of the contract, based on bills plus a surcharge of 20%.

24. Force Majeure

Neither Owner nor ANSA shall be liable for events beyond their control which may interfere with GUEST's occupancy, including but not limited to acts of governmental agencies, fire, strikes, war, or inclement weather.

25. Damages

GUEST shall keep the property and all furnishings in good order at all times. GUEST(s) agree to indemnify and hold harmless ANSA for any damage related to GUEST's use and occupancy of the PROPERTY including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by GUEST.

26. Inconveniences

ANSA is not responsible for any inconveniences that may occur for which ANSA no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as pool, television, etc. No refunds will be given for occurrences beyond ANSA's control.

27. Disclaimer

ANSA is not responsible for any accidents, injuries or illness that occurs while on the PROPERTY or its facilities.

ANSA is not responsible for the loss of personal belongings or valuables of the GUEST. It is agreed that GUEST is expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

GUEST shall indemnify and save harmless ANSA against and from any and all expenses, costs, damages, suits, actions or liabilities arising from any and all loss of or damage to personal property, injury or death resulting from the use of the rental property, grounds, boats, bicycles, pool, hot tub use.

28. Applicable Law

Greek law applies. Place of Jurisdiction is Rhodes, Greece.

By signing this AGREEMENT, I have read and fully agree to all of the above conditions.

Date Place GUEST

ANSA

Attachment 1: Sample Handover Protocol

Introduction Received:

- Bus System and Wall Panels. House Lights and Shutters
- Access to Villa (also in case of Power Failure)
- Emergency Tel numbers
- Alarm System
- Irrigation System
- Electrical Appliances
- Audio and Video
- Pool and Whirlpool
- Sports
- Elevator
- Panic Room

Guest List

	Name	Country	Passport Number	Issued Place
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

Key List

Keys	Received	Signature
<u>Master Key Ring</u> (Remote gate and Garages, Main Door, Terrace Door, Door at Main Gate, Manual Key for Main Gate)		
<u>Key Ring Main1</u> (Remote Gate, Main Door)		
<u>Key Ring Main2</u> (Remote Gate, Main Door)		
<u>Key Ring Guest House 1</u> (Remote Gate, Guest House 1)		
<u>Key Ring Guest House 2</u> (Remote Gate, Guest House 2)		

Defects Notified at Check In

-
-
-
-

Check In

Signed at Arrival by all Guests or on Behalf of all Guest

Date

Name



Attachment 2: Pet Addendum

It is hereby agreed by and between ANSA and _____ (*GUEST*) that homeowner will allow GUEST to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet: _____ Name: _____

Color: _____ Weight: _____

Age: _____ Sex: _____

GUEST hereby agrees to comply the following:

1. All pets must be up-to-date with required vaccinations.
2. GUEST is responsible for cleaning up any/all pet refuse.
3. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
4. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival.
5. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
6. GUEST should prevent pets from producing excessive noise at a level that disturbs neighbors.
7. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
8. ANSA assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
9. GUEST shall be solely responsible for the pet while on the property.