

## 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

### AN.SA EPE

Galinou 8

85100 Rhodes, Greece

Greek Tax Number 997867779

(hereinafter referred to as "ANSA")

for the holiday rental of  
**VILLA LOULUDI, Kalithea**  
Rhodos, Greece

(hereinafter referred to as "PROPERTY")

Registry number of property for rental: 1476k92000449101

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  child.

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 reads, understands, and accepts this AGREEMENT.

Reservation of the dates is considered guaranteed till the payment is due 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:

**Total Price:**

EUR

Booking Payment

50% due to

EUR

Final Payment

50% due to

EUR

Payment of first installment (50%) with confirmation of booking.

Payment of second installment (50%) 1 month prior to scheduled arrival.

Security / Damage Deposit 200€ payable latest at arrival

All payments (except Security / Damage Deposit only in cash) can be done by bank transfer, Paypal or cash.

By bank transfer in favor of

- AN.SA EPE
- Alpha Bank, Rhodes
- IBAN GR09 0140 5930 5930 0200 2013 606
- BIC CRBAGRAA
- Reference: Villa Louloudi

By Paypal transfer in favor of:

- <https://www.paypal.me/LouloudiHolidayHomes>

### **3. Cancellations**

If the guest cancels 1 month prior to arrival, the 50% received instalment is non-refundable.

If guest cancels later than 1 month prior to arrival, there will be no refund.

- if governmental imposed travel restrictions prevent the guest from travelling and those restrictions are imposed at least 10 days prior to stay and those restrictions cover the period of travelling, and – the guest notify us at least 10 days before his stay,

- then we will provide a voucher of 50% of the booking price. We consider issuance of voucher only if the government-imposed travel restrictions have a direct impact i.e. inconveniences such as Covid 19 test requirements, effects of air schedules, airline bankruptcy, etc. are not considered as direct impact entitled for a voucher.

### **4. Security / Damage Deposit**

Security / Damage deposit is required latest at check-in to be paid in cash. 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 24 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. Arrival**

GUEST have to arrange own transport. 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 11 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, coffee filters, pepper and salt).

### **12. Furnishings and Appliances**

Use only 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.

### **15. Night Silence**

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

### **16. 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.

### **17. Smoking**

Smoking is allowed outside only.

### **18. 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.

**19. 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.

**20. 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.

**21. 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%.

**22. 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.

**23. 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.

**24. 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.

**25. 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.

**26. 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