

General Conditions of Rent

THE COMPANY: APARTAMENTS GRUP IMMOGESTIO SL, s.a. located in Avda Rhode, 201 and NIF B55177463 registered in REGISTRO MERCANTIL DE GIRONA, Tomo 2936, Folio 194, Hoja GI55497, acting as legal intermediary for the owners of the commercial properties.

AMOUNT: The rental price is indicated in the individual conditions on the confirmation of reservation or contract in which are indicated the amount of the rental, the administration fees and the total of any extra services that the client has contracted.

RESERVATION: The reservation will be confirmed only when the 40% of the total amount is paid. This payment must be done 48 hours after the reservation. This payment on account can be made in the following ways:

- **Bank Transfer:**
APARTAMENTS GRUP IMMOGESTIO SL
Banco Sabadell
Iban: ES48 00810213320001712882
Bic BSAB ESBB
- **Credit Card**
Mastercard
Visa
- **Cash**

When the payment is done by bank, it is necessary to send by Fax or e-mail the proof of the payment to our office in order to confirm the book.

COLLECTION OF THE KEYS: When the client will receive the keys, the remaining amount must be paid only in cash and the client will sign the contract for the accepted rental.

RENTAL PERIOD: The period of renting is specified in the individual conditions of contract, the collection of keys can be carried out between 16.00hrs and 20.00hrs on the first day of rent of the contracted period. In the event that the client finds it is totally impossible to meet the appointed times, there will be a charge of 50,00 euros and this must inform IMMOGESTIO before occupation in order to allow IMMOGESTIO personnel to make appropriate arrangements. In any other event, IMMOGESTIO will be free of any obligation leaving the lessor with the payment of account fixed at the confirmation of the reservation.

Departure must be on the agreed day, no later than 10:00 hrs, having advised Immogestio at least 24 hours in advance of the exact time of departure, leaving the client to deposit the keys to the apartment/house at our offices and leaving the property exactly as it was found.

DEPOSIT OF GUARANTEE: On receipt of the keys, the renter will sign a document of authorisation charged against a credit card in favour of Immogrecs s.a. for the agreed deposit. On termination of the contract, the client undertakes to hand over in the same condition, the premises, furniture and equipment, accepting responsibility for any damages caused during the rental period including any caused by domestic animals. In such cases, there will be a deduction from the guaranteed deposit resulting from problems of cleanliness, repairs, etc.

ADMINISTRATION FEES: The fees for making the contract are called "administration fees" and the amount is 6 Euros per day.

SERVICES: The consumption of electricity, water and gas are included in the price against the called supplement "services" excepted special cases in which the client will be informed personally. In the case of gas bottles are empty, the client must contact and come to the office with the empty bottle during the opening hours of Immogestio and he will receive a full one.

COMMUNITY RULES: The properties within the neighbourhood will come under the rules and statutes of the community. In the case of communal swimming pools, tennis courts, etc, these are not open all year. The dates of opening and closing depending on the weather, demand, hygiene and other factors. In such cases, IMMOGESTIO is not responsible for closure of instalations within a community complex, for factors relating to direct management of the rental, the clients will be responsible for the security in the use of said facilities.

CANCELLATION OF CONTRACT: Immogestio will be able to automatically cancel the contract in the following cases:

1. Excessive occupants in the property for which we will be able to demand the name and identity details of each person at the time.
2. The assigning or subletting of all or part of the property.
3. Changes to the layout of fixtures in the property.
4. The completion of any activity which represents a contravention of the accepted municipal rules of conviviality, hygiene and public order or which impede the normal ambiance of the property, complex or development.

RESPONSIBILITIES EXCLUDED: Immogestio will have no responsibility in the following situations:

1. Theft, losses or damages during occupation of the leased properties.
2. The failures of supply by large companies such as electricity, water or gas.
3. Breakdown of electronic or any other apparatus which forms part of the property to be notified to Immogestio and this will receive technical service attention in less than 24 hours but the assistance will not be the responsibility of Immogestio.
4. The works which the local council and other companies provide to Immogestio can apply in the surroundings or in buildings themselves and can affect the normal development of client status.

CANCELLATIONS: In event of cancellations on the part of the client, the following conditions will apply:

1. If the cancellation is effected 45 days before the date of arrival of the customer, 15% of the total rental value will be retained.
2. If the cancellation is made between 21-45 days before the date of arrival of the customer, 30% of the total rental value will be retained.
3. If the cancellation is made between 0-21 days before the date of arrival of the customer, 40% of the total rental value will be retained.
4. If the cancellation is made once the client has entered into the property, Immogestio will retain the full 100% of the total value deposited by the client in this arrangement.

In the event of a client being contracted to a property, which for any reason becomes unavailable to the client, Immogestio will arrange for another property of similar or superior category and in the case of not being able to satisfy the customer, to hand back the payment made to IMMOGESTIO as intermediaries.