

GENERAL TERMS AND CONDITIONS

Short-Term Rental Accommodation

Perfect Home Spain

These General Terms and Conditions ("Terms") govern all short-term rental accommodations provided by **Perfect Home Spain** ("the Company"). By confirming a booking, the Guest ("the Client") agrees to be bound by the following conditions.

1. Booking and Payment

- 1.1 A booking is considered confirmed only upon receipt of the required deposit or full payment, as specified in the reservation offer.
- 1.2 The balance of payment, if not paid in full at the time of booking, must be settled within the specified timeframe, typically no later than **30 days prior to arrival**, unless otherwise agreed.
- 1.3 All prices are quoted in Euros (€) and include applicable taxes unless otherwise stated.

2. Security Deposit

- 2.1 A refundable security deposit may be required for certain accommodations. This will be communicated at the time of booking.
- 2.2 The deposit is held to cover any damage, loss, misuse, or breach of house rules.
- 2.3 Provided no breaches occur and the property is left in acceptable condition, the deposit will be refunded within **fourteen (14) days** of departure, using the original payment method.

3. Check-In and Check-Out

- 3.1 Check-in time is from **16:00 (4:00 PM)**. Check-out time depends on the accommodation House rules.
- 3.2 Early check-ins and late check-outs are subject to availability and may incur additional fees.

4. Occupancy and Use

4.1 Only the number of persons indicated in the booking confirmation may occupy the property. Over-occupancy constitutes a breach of contract.

4.2 The property is to be used exclusively for holiday or short-term residential purposes. Subletting or commercial use is strictly prohibited.

5. House Rules

5.1 **Smoking, recreational drug use, and parties are strictly prohibited** in all properties managed by *Perfect Home Spain*.

5.2 **Pets are not permitted in all properties.** Guests must confirm pet policy compliance at the time of booking. Unauthorized pets will result in immediate cancellation without refund.

5.3 Guests are required to respect the local community and observe noise restrictions, particularly between **23:00 and 08:00**.

5.4 Any violation of house rules may result in immediate eviction and forfeiture of all payments and deposits.

6. Cleaning and Maintenance

6.1 The property will be delivered in a clean and well-maintained condition.

6.2 Guests are expected to leave the property in a tidy state upon departure. Excessive cleaning, removal of waste, or damage will result in deductions from the security deposit.

6.3 Routine maintenance (e.g. pool service, garden care) may occur during the stay and will be coordinated with minimal disruption.

7. Cancellations and Modifications

7.1 Cancellation terms are governed by our **Rental Guest – Cancellation Terms and Conditions**, which are incorporated by reference and available on our website.

7.2 Modification requests (date changes, guest count changes, etc.) must be submitted in writing and are subject to approval and availability.

8. Liabilities and Insurance

8.1 Perfect Home Spain accepts no liability for loss, theft, or damage to Guest property during the stay.

8.2 Guests are strongly advised to obtain **comprehensive travel insurance** covering personal belongings, cancellations, illness, accidents, and travel delays.

8.3 The Company shall not be liable for interruptions to utilities, services, or amenities due to circumstances beyond its control.

9. Right of Access

9.1 *Perfect Home Spain* reserves the right to access the property with reasonable notice for inspection, maintenance, or emergencies.

10. Force Majeure

10.1 The Company shall not be held responsible for cancellations, disruptions, or unavailability caused by events outside its control, including but not limited to natural disasters, pandemics, travel restrictions, or government actions.

11. Governing Law and Jurisdiction

11.1 These Terms are governed by the laws of **Spain**.

11.2 Any disputes arising from the rental agreement shall be subject to the exclusive jurisdiction of the courts in the province where the property is located.

12. Acceptance

By submitting payment and/or occupying the property, the Guest confirms full acceptance of these Terms and Conditions.