

BamBam Casa Rental Agreement

Between

Name:
Address:
Phone:
Email: info@bambamrocks.com

--- hereinafter "Owner" ---

And

Name:
Address:
Phone:
Email:

--- hereinafter "Guest" ---

For the Vacation Rental of

BamBam Casa (Villa Casa Da Falesia), Praia da Arrifana, CP 824 a 8670-111, Aljezur, Portugal

--- hereinafter "Property" ---

1. Description of Property:

The Property has three levels. On the lower level, there is an open space with a large bedroom, bathroom (shower, WC, washbasin with washing machine and tumble drier), locked storage room and balcony. On the ground floor level, there is a fully equipped kitchen, locked storage cupboard, a dining area, a living area (with TV and DVD) and a large balcony. Furthermore, there is a family bathroom (shower, bath, WC, washbasin), two double bedrooms and a hallway. On the upper level there is another double bedroom with the option of two singles via a trundle bed. The Property has a carport and walled entrance. Parking is available for two (2) cars within the Property. The Property is fully equipped.

2. Rental Dates:

Arrival: [Click here to enter a date.](#) Check in after 4pm
Departure: [Click here to enter a date.](#) Check out before 10am

3. Number of Guests:

0 adults 0 children 0 infant

4. Rental Fees and Payments:

Total Rental Fee: GBP Week – total GBP (7 days)

1st payment (50%), due at reservation: Bank Transfer

2nd payment (50%), due 30 days before Arrival:

Payment Method: Bank transfer:

If payments are not made on or before the due dates as required herein, the Owner may cancel the booking, in which case this Rental Contract will be terminated without any further notice required. Cancellation charges will apply according to Section 6 of this Contract.

Damage deposit, to be paid prior to arrival of 500 Euros. Guests are responsible for paying for all damages.

Payment method for damage deposit: Bank Transfer. The deposit will be refunded following departure after a full check and as long as there is no damage, will be returned within 72 hours of departure.

The contents of the property must be returned completely, including keys, towels and linens as well as all peripheral items.

5. Included in rental fee:

The following items are included in the Rental Fee:

- Linen and towels (1 hand towel and 1 shower towel / per person and 1 set of linen per bed)
- Cleaning service before arrival and after departure (see note in section 7 below)
- Electricity, water, heating and Wi-Fi
- Local taxes
- Personal welcome and send off: we will welcome you personally and explain briefly how everything works in the Casa so that you can enjoy your stay in full and on departure day we will personally come to say goodbye and collect the keys.
- Reasonable usage of Firewood (see section 8)

6. Cancellation / Early Departure

In the event of cancellation by the Guest before Start of Rental, the following fees apply:

- Cancellation more than 30 days before Arrival: 50% of Total Rental Fee
- Cancellation 15---30 days before Arrival: 90% of Total Rental Fee
- Cancellation less than 15 days before Arrival: 100% of Total Rental Fee
- In the event of departure by the Guest before the agreed Departure, no refund will be made.

7. Housekeeping:

There is no daily housekeeping service. While linens and bath towels are included within the weekly charge, a daily cleaning service is not included in the rental rate. We suggest Guests bring beach towels; we do not permit towels or linens to leave the Property. Please note that Guests are expected to leave the Casa as it was found on arrival; an end of stay clean is included at change-over but should the Casa be mistreated and require further cleaning time, this will be taken out of the deposit.

The Guests must ensure all rubbish/recycling has been removed from the property before vacating. Public bins and recycling facilities are available near the Casa.

The Guests must ensure all the beds are stripped prior to departure.

8. Firewood:

Firewood is included in the rental fee (during the winter months). A volume of firewood corresponding to a reasonable use for the duration of the rental will be highlighted. There may be an additional charge of 70€ for use beyond that volume.

9. Responsibilities of Guest

The Guest shall not sub-let the whole or any part of the Property to any third party.

The Guest will comply with the maximum number of persons allowed to be accommodated in the casa, according to section 3 of this contract, unless specifically authorised in writing.

The Guest shall not use the Property for any purpose other than standard vacation rental accommodation. Any alternative usage (e.g. wedding or celebration event involving a larger number of persons at the Property) is only permitted if specifically authorised in writing.

The Guest shall refrain from doing anything that is illegal and /or causing any noise or nuisance that would in any way disturb the quiet and peaceful occupation enjoyed by the neighbours of the Property.

The Guest shall not make any alteration or addition to the Property, its furniture or content.

The Guest shall treat the Property and its contents with care and shall keep and maintain the interior of the Property in good order and condition. The Guest is responsible for his actions as well as for the actions of the persons staying with him or visiting him in the Property. The Guest is responsible for any damage or losses made to the Property or its contents during his stay. In cases of excessive or unacceptable loss or damage at any time during the Rental Period, the Owner or Owner's Representative can require the Guest and their party to vacate the Property, without compensation or refund.

Any damage to the Property or its contents found before or during the Rental must be reported immediately to the Owner.

The Guest shall not do, or omit to do anything, which could damage the Property, or negate or prejudice the Property's insurance policy.

Any Guest valuables left or used at the property are at the Guest's own risk. The Guest is responsible for the Property during the Rental Period, and must ensure that all windows and doors are locked securely when not on the premises. The Owner assumes no responsibility for loss, theft of or damage to Guest's valuables.

In the interests of safety, due care should be taken at the Property at all times, especially with children. Suitable supervision should be given around terraces, balconies and roads, and when using all Property's facilities (please see **Section 10** regarding the use of the Open Fire – the Fire safety guide must be read and adhered to before using this. Only candles with an electronic flame are permitted in the Casa, no naked flames are permitted.

Guests will leave the property in a similar state to how they found it and make every attempt to clean up after themselves; end of stay cleaning is included however in cases of mistreatment, a deposit deduction will be made to pay for the additional work required.

Every attempt will be made for the Guest to have an enjoyable stay. If the Guest should have a problem during the Rental Period, the Owner or Owner's Representative shall be informed immediately and will endeavour to put things right.

The Owner assumes no responsibility for illness, injury or accidents of the Guest and the persons staying with him.

10. Open Fire/Chimney Fire Usage (including BBQ)

Safety instructions are clearly detailed within the Welcome Pack and usage is entirely at the Guests' own risk. Please follow the 'how to build a fire' instructions and exercise extreme caution. Do not use starting liquids (petrol or paraffin etc.) as they can create a rapidly burning fire beyond the capacity of the fire place. Only solid fire starters are permitted. Paper, cardboard boxes, and plywood are not suitable for burning as they increase the chance of a chimney fire. General rubbish should never be put on an open fire; items like crisp packets may be blown up the flue and block it causing a carbon monoxide risk. Piling wood high into the fireplace is not permitted as it increases the chance of a chimney fire and can become unstable. Ensure that you dispose of ash appropriately as outlined in the welcome pack as this also poses a considerable safety risk.

ENSURE THAT CHILDREN ARE ALWAYS SUPERVISED IF A FIRE HAS BEEN LIT.
FIRES SHOULD BE ATTENDED AT ALL TIMES AND NEVER, EVER LEFT TO BURN OVERNIGHT.
ALWAYS USE THE FIRE DOOR TO PREVENT SPARKS AND EMBERS FROM ESCAPING OUT THE FRONT OF THE FIRE
AND CAUSING INJURY OR A CASA FIRE.

12. Smoking

Smoking is permitted only on the balconies. Smoking is strictly not permitted inside and if believed to have been a significant proportion of the deposit will be taken. Cigarette butts must be disposed of appropriately and not left at the property (inside or outside) as they pose a fire risk and are not appropriate for the subsequent Guests.

13. Pets

Pets are not permitted.

14. Casa Access

The Owner, Owner’s Representative, or other staff and contractors may need access to the Property from time to time (e.g. for maintenance purposes to the house, garden, utilities and services, or for the purposes of providing additional services requested by the Guest, etc.). The Guest is required to give them reasonable access to the Property for these purposes.

15. Inventory List and BamBam Casa Terms & Conditions

The Property is fully equipped. Guest and Owner (or the authorized person) will check and sign the Inventory list on Arrival and Departure.

Place

Date

Place

Date

(Owner)

(Guest)

