



---

# *General terms and conditions Villa Pasithea*

---

## 1. Rental price

The rental price is the amount for the use of the property, furniture, contents, sheets/pillowcases/bath towels according to the number of persons booked, kitchen linen, final cleaning, water and electricity.

## 2. Booking and deposit

The reservation is only final upon receipt of a deposit of 30% of the total rental amount.

The remaining balance must be paid no later than 30 days before the date of arrival. If the balance is not paid by the due date, the company may unilaterally terminate the rental contract without the tenant being entitled to a refund of the deposit.

If the reserved accommodation cannot be made available due to force majeure, the company undertakes to refund the deposit or, if possible, offer an equivalent accommodation.

## 3. Cancellation

If the tenant cancels, the amount already paid will be refunded to the tenant as follows:

- for cancellation up to 60 days before the arrival date: 100% of the advance already paid minus the cancellation fee\* (\* = 5% of the total amount of the reservation)
- in the event of cancellation between 60 and 30 days before the date of arrival: 50% of the prepaid deposit and rental sums paid less cancellation charges\* and 30 euro booking fee;
- in case of cancellation less than 10 days before the date of arrival: the tenant will not be reimbursed for the deposits and rents paid.

## 4. Number of admitted persons and pets

The maximum number of persons admitted may not be exceeded. Pets are not allowed. The landlord may inspect the property at any time to check the maximum capacity. Failure to comply with this clause may be grounds for cancellation of the contract and may result in eviction from the property and loss of the security deposit.

## 5. Arrival, departure and registration of tenants

The tenant may enter the property on the day of arrival between 4pm and 8pm and collect the keys as pre-arranged.

The tenant must leave the property on the day of departure between 8am and 10am and at that time return the keys as previously agreed. Different arrival times are only possible by prior arrangement. Arrivals or departures between 8pm and 8am incur an additional cost of €35. On arrival, all tenants over 16 years old register by means of their passport or identity card.

#### 6. Security deposit

The full deposit, after inspection of the property, will be returned within 7 days of the end of the rental period if the following conditions are met:

- the property is tidy and the furniture is where it was on arrival;
- all rubbish has been removed from the property and no food has been left in cupboards, fridge, oven, etc.
- the crockery has been washed and placed in the cupboards;
- there is no damage to the property and its contents;

If the security deposit does not cover the cost of damages suffered, the additional costs will be charged to the tenant.

#### 7. Tenant's obligations

The lessee is obliged to keep the property in perfect condition during the agreed rental period.

The lessee shall not engage in any annoying, unhealthy, harmful, dangerous, unlawful activities or, if applicable, contrary to the house rules. He will also not store flammable, explosive or corrosive material in the property and/or carry out commercial or industrial activities.

If applicable, the tenant will comply with the house rules, a copy of which is available in the property.

The tenant will be directly and solely responsible and the owner of any responsibility for any damage that may be caused to persons or property and arising from facilities and services of the holiday home and for any damage or loss caused in the home, both by the tenant and by persons staying in the home.

The tenant shall not carry out any works or make any changes to the property. Under no circumstances shall he drill or make holes in the walls.

The tenant shall not carry out any trading or commercial activities in the property.

#### 8. Liability

Neither the owner nor the intermediary, can be responsible for accidents, injuries or illnesses occurring during a stay in or around the property. They also cannot be held liable for loss of personal belongings or valuables.

#### 9. Exceptions and force majeure

Exceptions to the above guidelines must be confirmed in advance and in writing. In case of force majeure, the performance of the contract will be suspended until the force majeure no longer exists.

#### 10. Final provision

For any questions or disputes that might arise from this contract, both parties submit to the jurisdiction of the Small Claims Courts (Irinodikia) in Greece.