



## Rental Contract

Between:

Name ..... and  
Address .....  
.....  
Email .....  
Phone .....  
(Tenant)

Philip Knowlman  
11 Stella Maris Village  
Villa Do Maio  
Maio Island  
Cape Verde  
  
(Property owner)

Arriving on: Date.....Time.....Flight no.....

Departing on: Date.....Time.....Flight no.....

Days: .....

Consisting of .....Adults and .....Children

Rental price: € .....

### **1 Rental object and keys**

(1) The owner lets the following property (rental object) to the Tenant:

11 Stella Maris Village, Villa Do Maio (Porto Inglez) Maio Island, Cape Verde

(2) The rental property is fully equipped and furnished and is let with the furnishings found here:

[www.stellam.info/inventory](http://www.stellam.info/inventory)

You are responsible for the house and all its contents from the time of your arrival. If anything is missing or damaged on it is your duty to inform us as soon as possible.

Bed and bath linen, cleaning, laundry, electricity, water, gas & collection from the airport are included in the price.

### **2 Rental period, arrival and departure**

- (1) The rental property is let to the Tenant from the arrival date until the departure date seen above. At the end of the rental period the Tenant is to vacate the property and return the keys to the property manager. The tenant should leave the property in same condition to that in which it was found. Any additional cleaning and repair costs (outside the 'norm') incurred may be passed on to the Tenant at the managers' sole discretion.
- (2) Arrival instructions, local contact, location map with villa shops & restaurant will be sent when the payment has been received

### 3 Rental price and payment methods

- (1) The rental price is as seen above
- (2) The amount is payable on line by credit card at location [www.stellam.info/book](http://www.stellam.info/book) (or by bank transfer on request)
- (3) If the Tenant is late in paying, the owner is entitled to terminate the contract immediately and without notice and to let the property to someone else.
- (4) If the Tenant cancels their stay before the departure date for any reason, they are still obliged to pay a proportion of the rental price as follows:
  - \* 8 weeks = deposit + 20%
  - \* 6 weeks = deposit + 40%
  - \* 4 weeks = deposit + 60%
  - \* 2 weeks = deposit + 80%
  - \* 1 weeks = deposit + 100%
- (5) Termination must be made in writing. The date of termination is considered to be date the document is received by the owner.

### 4 Rental price and structure

- \* Deposit of 25% required on booking
- \* Balance due 56 days prior to booking (if less it is due immediately)
- \* Breakage deposit of €100.00 is refunded 14 days after stay
- \* There is a €25 Supplement per person if more than 2 people staying to cover additional water, and electricity.
- \* There is a €25 short stay supplement for stays less than 4 days (The cleaning & inventory is done for each stay and costs €50 we ask for €25 towards this)

### 5 Liability and responsibilities of the Tenant

- (1) The rental property including the furniture and the other contents are to be treated with care. The Tenant is held responsible for the actions of other people, including any guests or visitors they might have, within the house. The Tenant is liable for any damaged goods, damage to the property or damage to anything else related to the property, whether caused by themselves or their accompanying guests or visitors.
- (2) Faults that are found before or during the rental period are to be reported to the owner or agent immediately.
- (3) Animals are allowed with prior consent only

### 6 Contract wording and clause

- (1) Changes and alterations to this contract are required to be in writing.
- (2) If any of the legal requirements set out in this contract are inoperative or impractical, or become so after completion of the contract, the effectiveness of the remainder of the contract will not be affected.

Signature Tenant .....

Date .....

Signature Owner .....

Date .....