

SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (the “*Agreement*”) is made by and between:

A. Owner	<p>Name:</p> <p>address:</p> <p>Tel:</p> <p>email:</p>
B. Occupant	<p>name:</p> <p>address:</p> <p>Tel:</p> <p>email:</p> <p>Passport/ID number:</p>

As of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property, Melilofos, is located at Orologio, Kymi, Evia island and it consists of the following:

1.1. The studio 1BDR, of 27 sq m., referred to as “ **Melilofos Studio** ”

2. Rental Party: The rental party shall consist of Occupant and the following persons (name and age of each):

1.Name:	Age:	2. Name:	Age:
3. Name:	Age:	4. Name:	Age:

3. Term of the Lease. The lease begins 15:00 on _____ (the “*Check-in Date*”) and ends at

12.00 on _____ (the "Checkot Date").

4. Rental fee: The rental fee is agreed uponeuros payable as follows:
a. deposit by bank transfer the agreed amount.
b. balance payable cash on arrival (Check in).

5. Meaning of Occupant: Any duties, obligations, restrictions, or other provisions applicable to "Occupant" hereunder shall apply equally and individually to each Co-Occupant, and to any guests or visitors, whether or not such persons are authorized to be present on the Property. Occupant and each Co-Occupant shall be jointly and severally liable for any breaches of this Agreement and any and all resulting damages or losses.

6. Rental Rules: Occupant agrees to acknowledge and abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all Co-Occupants and anyone else Occupant permits on the property to abide by the following rules at all times while at the property.

7. Access: Occupant shall allow Owner and support personnel (cleaning lady, janitor, etc.) access to the property for purposes of repair and inspection. Owner shall exercise this right of access in a reasonable manner and during hours that both parties agree upon.

8. This rental agreement is supplementary to any other agreement may be in effect from bookings made through Booking.com, Airbnb or any other platform.

The parties agree to the terms of this *Short-Term Rental Agreement*, as evidenced by the signatures set forth below.

Occupant Name: _____ Date: _____

Occupant Signature: _____

Exhibit A - RENTAL RULES

1. Smoking is not allowed inside the house.
2. No pets are allowed in the property.
3. The swimming pool, the gardens as well as the patio BBQ facility are considered to be communal areas and are to be shared respectfully amongst all occupants.
4. No parties or events allowed unless by advance written permission from the Owner. The property is not to be used as a reception for pre wedding or wedding or any other family or other events.
5. People other than those in the Rental Party set forth above may not stay overnight in the property or use the facilities of the property. Number of guests in the Rental Agreement must include all adults and all children - no matter how young.
6. Reservations made under false pretenses will be deemed canceled by Occupant and Occupant and everyone in their party will be denied entry to the property; if Occupant is already checked in, he/she/they will be required to vacate the property immediately.

No refund of any kind will be given under such circumstances.

7. Minors under 18 can only stay with parent, legal guardian or responsible adult present at the property, and must never be left at the property unsupervised.
8. Check in is between 16:00-22:00 and check out is 12:00 unless pre-arranged otherwise in advance. No late check outs are allowed unless prearranged, depending on availability. Occupant shall leave the Property in the same condition as existed upon check-in.
9. Due to the nature of vacation rentals, Occupant agrees and acknowledges that any unauthorized holding over could cause Owner to breach rental agreements with other guests; cause significant losses of rental income and to Owner's goodwill and reputation; result in significant relocation costs in securing alternative accommodations for impacted guests; and/or interfere with critical services, improvements, or repairs. Occupant acknowledges that all costs incurred due to a Hold Over will be charged to the Occupant and may constitute intentional/ tortious conduct giving rise to claims for punitive damages.
10. The Occupant shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hour The common quiet hours are as follows:
During the summer season (April 1 to September 30) from 15:00 to 17:30 and from 23:00 to 07:00.
During the winter season (October 1 to March 31) from 15:30 to 17:30 and from 22:00 to 07:30.
11. All of the apartments are privately owned. The Owner is not responsible for any accidents, injuries or illness that occur while on the premises or its facilities. The Owner is not responsible for the loss of personal belongings or valuables of the Occupant(s). By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

12. The Occupant shall properly use, operate, and maintain the Property and its contents and amenities, including, without limitation, all furnishings, appliances, electronics, furniture, plumbing fixtures, landscaping, fireplaces, and any other amenities.
13. The Occupant shall leave the premises in well maintained condition at the expiration of the rental agreement and agrees to pay for any damages caused by accident, negligence or misuse during his stay. If a damage deposit has been paid, the cost of damages will be deducted from the damage deposit prior to its refund. Occupant shall fully secure and lock the Property at all times when Occupant is not present.
14. Parking: Vehicles are to be parked only on the parking area of the property.
15. The Property will be cleaned prior to Occupant's arrival. There is no daily housekeeping service. While linens bath are included in the apartment, daily maid service is not included in the rental. We suggest you bring beach towels. We do not permit towels or linens to be taken from the house, and their use in the pool.
16. Because energy needs are met exclusively by renewable energy sources, solar and wind, a proper usage policy is recommended. When leaving the accommodation, it is necessary to turn off the ceiling fans as well as to install the balcony doors and windows in the closed position or recall. Good fastening of the screen rollers and full raising of them when their use is not necessary.
17. Use of shower before entering the pool. Use of sunscreen oils in the pool is prohibited only waterproof suncreams allowed. In the pool area games with balls, rackets, and anything that can cause damage and breakage in the panels of the solar park is prohibited.
18. Although we do our best in maintaining all in top condition, there shall be no refunds or discounts if any amenities are not available or are inoperable. Occupant will notify Owner immediately if any amenities are not available, inoperable, or become inoperable.
19. Any garbage must be stowed in the proper garbage bins, of the house. Occupants need to take their garbage daily to the village garbage bins.
20. Damage deposit. The Owner preserves the right to ask the occupant for a safety deposit in cash which will be refunded on check out after the damage inspection.
21. Occupant must not flush anything in the toilets, not even toilet paper; the allocated waste bins must be used.
22. Occupant shall no not open locked Owner's closets/storage shed(s), move or change wiring to any TV, and any equipment.
23. The use of energy consuming electrical appliances other than those already provided on the property is prohibited, unless by advance written permission from the Owner.
24. Violations of rental policies, occupancy, pet and house rules or Rental Agreement conditions will result in immediate termination stay with no refund of any kind and forfeiture of any Damage deposit.

Occupant Name: _____

Date: _____

Occupant Signature: _____