



SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (the "Agreement") is made by and between A and B:

A. "Owner" (Owner or Property Manager)

Full name: _____

Address: _____

Contact Telephone number: _____

email: info@areliaapartments.gr, website: areliaapartments.gr and

B. "Occupant/Tenant"

Full name: _____

Address: _____

Passport number or ID number and TAX number

(for Greek citizens only): _____

Country of Residence: _____

Contact telephone number: _____

Email: _____

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 is located at Pefkohori Halkidiki and consists of 2 apartments - one, two-bedroom apartment with garden view and one, one-bedroom apartment with sea view. The apartments are furnished and equipped.

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

Full name: Age:

Full name: Age:

Full name: Age:

Full name: Age:

Full name: Age:

Full name: Age:



- 3. Terms of payment:** Credit/Debit/cash cards are not accepted and POS is not available. All payments must be made by the Occupant via e-banking transfer (and is considered valid and completed only after an online update/message arrives at Arelia Beachfront Apartments) and/or in cash. Any remaining balance of the total amount of the reservation cost , must be fully paid by the Occupant to the Owner upon arrival in cash. Otherwise, the reservation is deemed cancelled, the Occupant is not allowed entry in Arelia Beachfront Apartments and no refund is made whatsoever. The reservation is considered valid only if the Occupant accepts unconditionally all the above mentioned terms of payment.
- 4. Duration of the Lease:** The lease begins at 16:00 hours on _____(the "Check-in Date") and ends at 11:00 hours on _____(the "Check-out Date").
- 5. "Occupant":** Any duties, obligations, restrictions, or other provisions applicable to the 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. The Occupant and each Co-Occupant shall be jointly, equally and separately liable for any breaches of this Agreement and all resulting damages or losses.
- 6. Rental Rules, Terms and Conditions:** The Occupant agrees to acknowledge and abide by the **Rental Rules, Terms and Conditions** attached at **Exhibit A**, at all times while at the property and shall cause all Co-Occupants and anyone else the Occupant permits on the property, to abide by the following terms, rules and conditions at all times, while at the property.
- 7. Access:** The Occupant shall allow the Owner and the support personnel (cleaning lady, janitor, etc.) access to the property for purposes of linen changing, cleaning, repair and inspection. The Owner shall exercise this right of access in a reasonable manner.
- 8. Disclaimer:** Any reservation is accepted on the basis that the Owner cannot be held liable in any way and under no circumstances whatsoever for any risks that the Occupant or Co Occupants may be involved with, including but not limited to: loss or damage to property and any kind of personal items, robbery or any kind of injury, inside or outside the apartments or inside all the respective areas, amenities, garden, sundeck and open shared private parking. The Owner cannot be held liable under any circumstances for any activity of any kind that the Occupant is carrying out or participating in, inside or near the apartments or while using the apartment's facilities and equipment and especially any activity in connection to the beach area. It is the responsibility of the Occupant to insure himself, his family/party and all the persons who join him/her and their belongings adequately. The Occupant explicitly understands and agrees that it is his sole responsibility to monitor his/her children and their activity at all times in all areas.



The Owner will not be held liable and is not obliged to pay any kind of refund or any kind of compensation whatsoever for any damage, loss or suffering caused directly or indirectly, by Force Majeure, including but not limited to natural disasters, work stoppages, war, strikes, act of nature, e.t.c. The Owner will not be held liable and is not obliged to pay any kind of compensation or refund in case of illness of the Occupant or member(s) of his/her family/party, before, during or after their stay at Arelia Beachfront Apartments.

The open, shared, private parking, although it is in a private area, it is shared with other residents and/or visitors and it does not have any guard or security employee. It is the tenants'(and his/her visitors) sole responsibility to have themselves, his/her family and all the persons that accompany him/her, properly and adequately, insured against any kind of accidents, injuries, etc. Also, it is the tenant's (and his/her visitors') sole responsibility to have his/hers vehicles properly and adequately insured against damages, crashes, theft of belongings from the vehicles, glass breakage and total theft of vehicles, or any other damage/loss. The Owner does not hold any responsibility whatsoever for any kind of accident, loss or damage at the open shared private parking area.

9. Correct information about Arelia Beachfront Apartments: Arelia Beachfront Apartments and the Owner have no legal responsibility or any responsibility or liability of any kind whatsoever for any act or false information, description or promise provided by any external partner, associate, travel agent, travel office, tour operator or anybody trying to promote or sell the apartments regardless of a successful reservation or not. It is the responsibility of the occupant or any individual to get knowledge:

a. of the correct information provided online on the website www.areliaapartments.gr and on the rental agreement and all rental rules, terms and conditions (Exhibit A), to which everybody has free access, anytime

b. of the photo gallery provided on the website, in order to obtain an accurate understanding of the apartments, the garden and the open shared private parking.

10. Signing the Agreement: Every reservation-rental is accepted under the condition that the Occupant will sign the Short Term Rental Agreement (Exhibit A included) upon arrival, which is a **legal requirement** set by the Greek Law. **By making a reservation, the Occupant agrees with the context of both the Short Term Rental Agreement and the Exhibit A.** Any Occupant who wishes to make any changes to the Short Term Rental Agreement shall inform Arelia Beachfront Apartments in writing by email.

11. Greek courts: Any dispute that might arise out or in connection with this Short Term Agreement and Exhibit A, including any questions regarding its existence,



validity or termination, shall be resolved by the Greek courts. The applicable law shall be the Greek Law.

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

Occupant/Tenant

Name: _____

Date: _____

Occupant/Tenant Signature:

Owner

Name: _____

Date: _____

Owner/Property Manager signature:



EXHIBIT A

RENTAL RULES, TERMS AND CONDITIONS

Where owner= owner/property manager and his/her family members

Where Occupant/Tenant = Occupant and his/her family/party members

1. **Smoking is not allowed** inside the apartment. Should you or a member of your party do not comply with this rule, or should any item of the property (furniture, linen, curtains etc) be found damaged by smoking , we reserve the right to charge a minimum fee of 300 euros for cleaning the environment and/or replace its contents.

2. **Pets are not allowed** inside the apartments or anywhere on the premises.

3. **Parties or events are not allowed**, unless by advance given written permission by the Owner.

4. The Occupant must be at least **18 years old** in order to rent and must be present during the entire stay.

5. **Sub-rent by the Occupant to third party is strictly prohibited.**

6. **Minors under 18 years of age** can only stay with a parent, a legal guardian or a responsible adult present at the property and must never be left unsupervised anywhere in the property.

7. **Check-in** time is from 16:00-22:00 hours. **Check-out** time is before 11:00 hours, unless pre-arranged otherwise in written. In case of delayed arrival for any reason, you should contact us at the earliest. No late check-outs are allowed unless agreed in written. The Occupant must leave the Property in the same condition as existed upon check-in.

8. **Occupancy above stated time-limit** is not allowed at any time and for no reason. If the Occupant does not leave the apartment on the exact date stated on the short term rental agreement, the Occupant will be held responsible for the inconvenience caused to the next Occupant as well as for the bad reputation, complaints, penalties and bad grading of the : "ARELIA BEACHFRONT APARTMENTS" on any booking channel. Due to the nature of vacation rentals, the Occupant agrees and acknowledges that any **unauthorized holding over** could cause the Owner **a.** to breach rental agreements with other guests, **b.** cause significant losses of rental income, **c.** harm seriously the Owner's goodwill and reputation, **d.** result in significant relocation costs in securing alternative accommodations for impacted guests; **e.** and/or interfere with critical services, improvements, or repairs. The 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.



9. The **number of guests/persons** in the Short Term Rental Agreement must include all adults and all children - no matter how young. Only the number of guests stated in the Occupant's reservation may use and reside at the property. Should we find more persons than those stated, we will be entitled to ask you and your family/party to vacate the property and cancel the booking overall, with 100% penalty of the holiday rental costs paid to us and/or Charge an Extra Fee. In any case, any other person in the property is the sole responsibility of the Occupant.

10. **Reservations made under false pretenses** will be deemed canceled. In this case, the Occupant and everyone in his/her party will be denied entry to the property. If the 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 in both of the above cases.

11. **Check-in instructions** will be provided a few days before arrival.

12. In case of **early departure**, a cancellation fee of 100% of the non-used reservation total applies.

13. The Occupant should not create excessive noise at a level that disturbs neighbors at any time. **Loud music is not allowed**. In addition, Greek Law enforces everybody to comply with neighborhood **quiet hours** from 15:00-17:30 and 23:00-07:00 hours.

14. **Disclaimer: All of the units are privately owned. The Owner is not responsible for any accidents, injuries or illnesses (including covid 19, its mutations and/or any other pandemic or epidemic), that occur to all guests (the Occupant/his family/friends/guests) during or after their stay at the property, or while using its facilities (apartments, garden, sundeck, open private shared parking e.t.c) under any circumstances. The Owner is not responsible for the loss of personal belongings or valuables of the Occupant and/or his family/friends/guests. Valuables left at the property are at the clients' risk. Neither "Arelia Beachfront Apartments"/the landlord (owner/property manager and his family) nor the support staff, can be held responsible for their loss, misplacement or robbery at any time. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from the use of the premises by them or others, whom they invite to use the premises. The Occupant is solely responsible to insure himself, his family, travel companions and their belongings adequately.**

15. The Occupant shall **properly use, operate, and maintain** the property, its contents and amenities, including without limitation, all furnishings, appliances, electronic devices, furniture, plumbing fixtures, landscaping and any other amenities. The Occupant is responsible for any loss or damage of the above due to misuse or bad conduct or negligence and is obliged to compensate the owner adequately. The compensation will be paid directly to the owner. The Occupant is required to **report** to the owner or/and personnel any damage(s) caused by the Occupant and pay the cost of repair or replacement.



The Occupant is obliged to maintain the property clean and decent. The Occupant shall **fully secure and lock** the property at all times when not present. Should the Occupant **behave with no respect** towards the property, its contents, the personnel/associates or other tenants, the property owner or the key-holder, has the right to ask all guests to vacate the property immediately, with 100% penalty of the holiday rental costs paid to Arelia Beachfront Apartments.

16. An **open shared private parking** is available to the Occupant.

17. The Property will be **cleaned** twice a week. Cleaning does not include dish/cutlery/kitchenware washing. It is the Occupant's obligation to keep the kitchen clean and tidy. **Linen** is changed twice a week. There is no daily housekeeping/maid service. Beach towels are provided by the Owner. **We do not permit** towels or linens to be taken away from the apartment.

18. There shall be **no refunds or discounts** if any amenities are not available (and cannot be replaced immediately) or are inoperable (and cannot be fixed immediately) due to reasons for which the Owner is not responsible for. The Occupant should **notify** the Owner immediately, if any amenities are not available, or are inoperable, or become inoperable. **Complaints** lodged only at the end of the Occupants' holiday period will not be taken into consideration.

19. **Garbage** must be kept in the proper garbage bin, located under the kitchen sink. The Occupants need to take their garbage daily to the village garbage bins (located nearby) in order to maintain the environment of the apartment clean and healthy.

20. **The Occupant must not flush anything in the toilets**, like toilet papers, sanitary pads, baby wipes, or any other garbage. Waste bins located in the bathroom must be used. Misuse of the toilette might cause serious plumbing problems and lead to unpleasant situations.

21. The Occupant **shall not open locked** Owner's closets/garages/storage shed(s), **move or change** wiring to any TV, Stereo, PC or AV/Game equipment.

22. **Violation** of Short-Term Rental Agreement conditions and Exhibit's A rules, terms and conditions, will result in immediate termination of stay with no refund of any kind and forfeiture of any Damage deposit.

23. There are **sunbeds, sunchairs and tables** provided for use at the sundeck only. The Occupant is not allowed to take/use them outside of the property (beach, etc). There are also, extra sets of umbrellas and sunbeds, which are provided for beach use and **must be** returned to the premises daily, when Occupants leave the beach.

24. Halkidiki is a very touristic destination. Therefore, occasionally there could be **water shortage and/or electricity power cut**, usually for a short period of time. The free **internet**



service (wifi) that AreliA Beachfront Apartment provides, might also be disrupted due to technical problems beyond the Owner's control. It is only understandable and accepted by the Occupant that the Owner cannot be held responsible for any inconvenience created by events, situations or conditions beyond the Owner's control.

25. The Occupants are not allowed to use their own **cleaning detergents**, or **steaming devices** in order to clean-sterilize the apartment. In case any damage is done to furniture, floors, linen, electric devices etc due to such use, the Occupants will be held liable and should compensate the Owner adequately in cash, before their departure.

26. The Occupant declares-assures-accepts that all the payment(s) made by e-banking or in cash by the Occupant or his/her family member(s) or by his/her party member(s), refer to the **same specific reservation** that the Occupant has made at AreliA Beachfront Apartments.

27. **Photographs or videos** taken at the property or outside, showing the property, or the ones shown on the website of AreliA Beachfront Apartments, **cannot** be used or sold for profit or commercial activities without the written authorization from the Owner.