



**Rent-a-Feliz, S. L.**

Avenida Rosa dels Vents, 6, esc. 4 – 6A, Residencial "La Costa",  
Villajoyosa (Alicante), 03570 España. CIF B-53829966  
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**LEASE CONTRACT FOR APARTMENTS  
PROPERTY OF Rent-a-Feliz, S.L.**

Nº:  
Place: Villajoyosa  
Date:

On the one side:

**RENTA-A-FELIZ, S.L.**, social address in Spain, Villajoyosa (Alicante), Avenida Rosa dels Vents, 6, esc. 4 – 6A, Residencia "La Costa", E-(03570), CIF B-53829966, hereinafter referred to as the **LESSOR**

and

On the other side:

Name	
Address	
Passport	
Telephone	

hereinafter referred to as the **LESSEE**.

Both parties, acknowledging full mutual legal capacity, so as to undertake the present contract, declare:

**Object of the Contract**

**I.- RENT-A-FELIZ, S.L.** is the registered owner of the **Tourist Apartment Complex**, situated in Villajoyosa (Alicante), la Residencia "La Costa" and "La Cala del Vent", Cala de Finestrat.

**II.-** The above mentioned party, identified as the Lessee, is interested in renting an apartment, owned by the Lessor, and which is located in the aforesaid site. The parties agree as follows:

**Terms of the Contract**

**FIRST: RENT-A-FELIZ, S.L.** agrees to lease the Lessee the above-mentioned apartment in one of the Residences "La Costa" or "La Cala del Vent".

**SECOND:** The leasing term under present contract will have a duration of at least one week, establishing the following dates for the apartment lease, object of the this contract:

**FROM:** \_\_\_\_\_ **TO:** \_\_\_\_\_

The apartment will be available for its occupation at 14:00 hours the day fixed as starting date of the renting period and must be completely vacated not later than 12:00 hours the day established as the end of the leasing term, being it full Lessee's responsibility to return the keys of the apartment to the Lessor's representative the day of departure.

**THIRD:** The agreed rent fee for the apartment lease, object of this contract, is established in \_\_\_\_\_ **EUROS ( , 00 €).**

The established fee is for apartment, not per person (**max. 5 people, 60 euros per week are charged for each additional person**), and include all existing taxes.

The Lessor bears all general expenses in connection with the proper maintenance of the apartment, services, charges, liabilities and taxes, as well as water and electricity supplies.

The payment of the contracted fee will be realized by the Lessee in cash, by Credit card or by Bank transfer to the Lessor's banking account in **Caja de Ahorros de Galicia**

**Bank data:**

**ES91 2091 0792 3730 4000 1328; SWIFT: CAGLESMM**

**FOURTH:** The leasing right entitles the Lessee to enjoy, with exclusive character, the rented apartment during the leasing term, as well as the furniture, equipment, cutlery, dishware, and domestic appliances that belong to the apartment.

The Lessor enjoys the right to use all the common elements, installations, and services that are part of the housing estate, where the apartment is situated, as well as a communal swimming pool and a parking place during the contracted lease term.

**FIFTH:** The booking procedure is subject to the following rules:

- The booking of the apartment, object of the present contract, will be considered effective from the moment the Lessor receives a deposit of **25%** of the total agreed rent fee. This deposit must be credited on the Lessor's account at least **60** days before the starting date of the leasing term.
- The Lessee must pay the rest of the rent fee at the moment he receives the keys of the rented apartment. In case the Lessee does not pay the total amount of the renting fee, the Lessor reserves the right to cancel this contract with no refunding of the **25%** deposit, prepaid by the Lessee.
- The Booking cannot be considered confirmed until the established deposit is received by the Lessor.

**SIXTH:** Cancellations and ensuing charges:

- Cancellations should be done by writing, with duly indication of the client's identity, and send by fax or e-mail to the Lessor's main office.
- Cancellation of booking entails the following charges:

\* If the cancellation is done less than **60 (sixty)** days before the lease term beginning, the 25% deposit paid by the Lessee will no be refundable.

**SEVENTH:** All damages that may be caused to things or persons because of the improper usage of premises, Rent-a-Feliz property, must be paid by the Lessee. Should the Lessee have in his charge one or several persons, he will be the only and the exclusive responsible for the acts and behaviour of these persons. No liability will be placed on the Lessor. Therefore, the property owned by RENT-A-FELIZ will be fully exonerated from any liability that might be originated by the above-mentioned damages.

The same concerns all material and/or corporal damages caused by the Lessee or by any other person at his charge to the rented apartment, its furniture and equipment, all of which the Lessor will have to compensate to their full amount before the leasing term expires.

Moreover, the Lessor will not bear any liability for material and/or corporal damages that the Lessee, or any other person at his charge, might suffer during his stay in RENT-A-FELIZ property. The Lessor will no be liable for the loss, theft, robbery or any other damage that the Lessee's personal effects might suffer during the leasing period.

**EIGHTH:** By signing this contract, the Lessee gets obliged to use the property owned by RENT-A-FELIZ, S.L. with due care and responsibility. Furthermore, the Lessee promises to do everything possible to avoid any inconveniences to the rest of the inhabitants of the housing estate.

**NINTH:** The Lessee gives to the Lessor at the moment of signing this contract the refundable breakage deposit of **ONE HUNDRED FIFTY EUROS (150,00 €)** to cover possible damage to the apartment, its furniture, equipment, etc., that will be returned to Lessee, if no damage occurs, to its full amount, when this contract expires and the Lessee returns the keys from the apartment.

The Lessee is aware that it is absolutely forbidden to perform any works that may change the apartment or its accessories, as well as any other activity that may affect the stability or the safety of the premises.

Additionally, under no circumstances the Lessee is allowed to sub rent partially or completely the premises to third parties.

**TENTH:** The Lessee renounces any compensation, to which he might have right, upon expiration or cancellation of this leasing contract. Furthermore, he renounces any right to the preference acquisition, mentioned by the Spanish Urban Lease Law.

**ELEVENTH:** Both parties agree that all the disputes that might arise in connection with the present contract will be submitted to the Courts and Tribunals of Alicante, thus renouncing any other jurisdiction they may be entitled.

At the same time, by signing this contract the Lessee expresses his full consent and satisfaction with the rented apartment, its installations and equipment and renounces unconditionally any future legal actions and claims that may arise in connection with the present contract.

In witness whereof, the Lessor and Lessee have agreed this contract, which is contained in writing in three sheets and in two copies, that they both sign underneath, in place and day mentioned above.

**RENT-A-FELIZ, S.L**  
**LESSOR**

**NAME:**  
**LESSEE**