

Terms and conditions

Long-term-rentals & Seasonal Lease Rentals

I. Acknowledgement:

Lessee is encouraged to diligently read and comprehend all terms and conditions delineated hereinbelow.

II. Rental Duration:

The provisions herein primarily pertain to leasing durations spanning either eleven or twelve months. Notwithstanding, under specialized conditions, leases may extend for periods exceeding six months, necessitating the formulation of an accord encapsulating mutually agreed terms and conditions.

III. Rent and Ancillary Charges:

Quoted rental rates are exclusive of utility charges encompassing gas, electricity, water, telephone, internet, and, if applicable, alarm central station connections. Said expenditures shall be borne solely by the Lessee. Remittance of all rental payments shall be made either directly to the Lessor or, alternatively, to One Marbella Group S.L.

IV. Agency Fees:

Properties featured on our platform typically necessitate the payment of an agency or finder's fee equivalent to one month's stipulated rent plus IVA, payable by the Lessee. This fee encompasses due diligence exercises and property inventory compilations or, in instances managed by external agents, constitutes our professional finder's fee. Note: The requisite fee, payable concurrently with the deposit, must be settled to facilitate key handover (No fee, no key).

V. Property Representations:

All properties, having undergone inspection by One Marbella Group S.L. or its affiliate agents, are depicted in an illustrative capacity for general guidance. The shared visuals and descriptives, whether on our website or transmitted electronically, serve as rudimentary portrayals of the properties, their contents, and proximate localities. One Marbella Group S.L. disclaims liability for any modifications effectuated by the Lessor subsequent to the preliminary presentation. The onus resides with the incoming Lessee to ascertain the veracity and acceptability of the proffered information prior to formalizing the leasing agreement.

VI. Alternative Accommodation:

One Marbella Group S.L., acting in good faith, facilitates property leases on behalf of Lessors. In instances where a Lessor reneges on their contractual obligations, One Marbella Group S.L. absolves itself of liability for consequential inconveniences. Efforts shall be directed towards securing alternative accommodations of comparable standard, pricing, and locality for the Lessee. Alternatively, at the Lessee's discretion, reservation fees may be refunded within five business days following the Lessor's failure to honour the lease commitment.

VII. Damages:

Lessee's liability extends to cover damages beyond ordinary wear and tear sustained during the lease term. Responsibility for damages inflicted upon the property or its inclusions during the lease tenure resides solely with the Lessee.

VIII. Maintenance and Repairs:

Obligations pertaining to the routine upkeep and reparations of fixtures and inclusions are ascribed to the Lessor. Prompt notification to either a representative of One Marbella Group or the Lessor directly is requisite for requisite repairs.

IX. Cleaning:

Leased properties are mandated to maintain a requisite standard of cleanliness upon occupancy and expected to uphold said standards through the lease's cessation. Failure to comply results in cleaning charges being levied, deductible from the security deposit.

X. Reservation Protocol:

Reservation of chosen properties, subject to availability confirmation, necessitates payment either via bank transfers or direct cash remittances to One Marbella Group S.L. *Note: A minimum payment, equivalent to two months' rent alongside applicable agency fees, is requisite to secure a property reservation and its subsequent withdrawal from the market.* Said deposit, entrusted to either One Marbella Group S.L., the managing agent, or the Lessor, is refundable at the lease's conclusion, conditional on the fulfilment of contractual obligations and the resolution of damages or outstanding payments. Contravention of contractual terms results in deposit forfeiture. For leases extending beyond six months, Lessors may stipulate augmented deposits or advanced rental payments, subject to their discretion.

XI. Sub-Leasing Prohibition: Any sub-leasing or similar disposition of the property during the tenant's non-residency is expressly prohibited.