

## **Terms and conditions - Long term-rentals**

### **Period of Renting**

These conditions relate to rental periods of over six months. All rentals over a period of six months require a contract of agreed terms and conditions.

### **Rental charges**

The rents quoted do not include charges for gas, electricity, water, telephone, internet and alarm central station connection if applicable. These charges are the responsibility of the tenant. All rents are to be paid directly to One Marbella Group or alternately direct to the landlord.

### **Description of properties**

The management of One Marbella Group or one of its partner agents inspect all properties and the photographs shown on the website or sent by email are intended to give a true description of the properties contents and location but One Marbella Group cannot be held responsible for any last minute changes made by the landlord.

### **Alternative Accommodation**

One Marbella Group rent properties on behalf of landlords with good faith and cannot be held responsible for any inconvenience caused by a landlord refusing to fulfil his/hers obligations in honouring the booking he has previous accepted. If this occurs, One Marbella group will find alternative accommodation of a similar standard, price and location on your behalf.

### **Damages**

No charges will be made for fair wear and tear but charges will be made for other damage to the property or its contents. Damages caused by the tenant will remain the responsibility of the tenant.

### **Maintenance and Repairs**

The normal maintenance and repair of all fixtures and fittings is the responsibility of the landlord. If a repair is necessary please inform a One Marbella Group representative or the Landlord directly as soon as is possible.

### **Cleaning**

All properties will be clean for your arrival and should be left clean on your departure. If the property is not clean when the tenant leaves then One Marbella Group will make an appropriate charge for the employment of a cleaner and this will be taken from the security deposit.



ONE ~ MARBELLA  
LONG TERM RENTALS

**Making a Reservation**

When you have selected a property and its availability has been confirmed, you can make a reservation. Payments should be made by bank transfer or cash. *N.B. The minimum amount that a landlord or One Marbella Group will accept to hold a property off the market while negotiations are in progress is Two month's rent. This will be returned if terms cannot be agreed.* Once agreed by both parties then you will have to pay a security bond deposit which covers the non-compliance with the agreed contract terms, this is equivalent of two months' rent less any reservation deposit. The bond will be held by either One Marbella Group or the landlord and returned to the tenant at the end of the contract period as long as the contract has been fulfilled and there are no damages or outstanding bills to be paid. This bond will be forfeit if the terms of the contract are broken. If the contract is for more than six months, the landlord may require a larger bond or several months' rent to be paid in advance - this amount is set by individual landlords. *Please note that if you change your mind at any time once an agreement has been made between both parties to go ahead with the rental you will forfeit any deposit paid to One Marbella Group.*

**Confirmation of Reservation**

When One Marbella Group has received your payment a confirmation of the reservation will be forwarded to you and a receipt will be issued for the amount of rent and bond paid.

**Cancellation charges**

If you cancel the contract before moving into the property and do not wish to rent for whatever reason the advance bond will be forfeit. If you cancel your contract before its term is finished, the bond will be forfeited.

**Sub-letting**

Sub-letting of this property when the tenant is not in residence is not permitted.

**Confirmation**

I have read all the above long term rental (Terms and conditions) and I fully understand and accept all of the above.

Please sign, date and print your full name below, and initial page one. Then scan the two pages and email back to [rentals@one-marbella.com](mailto:rentals@one-marbella.com) or your representative at One Marbella Group.

Signed:

Tenant

Date:

Name in Capitals: \_\_\_\_\_