



TO PRESERVE OUR PROPERTY AND GIVE YOU MORE ASURANCE, IN HERE A

**EASY HOLIDAY LEASE AGREEMENT**

In ALGHERO, on \_\_\_\_/\_\_\_\_/\_\_\_\_

**BETWEEN**

**For one party, ("The Owner")**, \_\_\_\_\_ ,domiciled for any notification at \_\_\_\_\_, (SS),Sardinia, Italy,

**For the other party, ("The Tenant")**, Mr/Ms \_\_\_\_\_, of legal age,

Domiciled at \_\_\_\_\_ city \_\_\_\_\_ country \_\_\_\_\_

holder of Passport or National Identity Document (DNI) number \_\_\_\_\_

Both parties recognise they have sufficient legal capacity to enter into this act and freely,

**WITNESSETH**

I. Whereas, the Owner is the owner of the following property in perfect working order:

**HOUSE** : Address: \_\_\_\_\_,street, 07041,Alghero (SS) Italy.

On the conditions and with the furniture and services described and agreed,

The House is clean, in working order and conservation, and the utilities and services it has are in working order.

II. Both parties have agreed to enter into the seasonal lease of the property described above, so they hereby arrange this agreement, that shall be governed by terms of the following

**CLAUSES**

**ONE. OBJECT**

The Owner hereby cedes on seasonal lease, for the term that shall be stated herein, to the Tenant, who accepts, the property described and the furniture described in Recital I.

This lease constitutes a Seasonal Lease due to holidays, as foreseen in article 3.2 of Act 29/1994 on Urban Tenancy of a house, and under no circumstances and situation shall it give rise to lease of the object of this contract on a continued basis.

**TWO. RENT AND DEPOSIT**

**2.1** The net **rent for the season** is \_\_\_\_\_ Euros, that shall be paid as follows:  
paid prior to the Tenant entering the property, that will can be use not for more than \_\_\_\_\_ people.

**2.2** Prior to entering the property, the Tenant shall deliver the landlord's **deposit of** \_\_\_\_\_ Euro, as stipulated in article 36 of the LAU. That landlord's deposit shall be returned at the end of the Lease, once in



the home is checked:

- ***The conditions of: materials, instruments, household appliances, services or every thing attendant in the accomodation will be left in the same state wich was found;***
- ***No anybody smoked in the accomodation;***
- ***Will be respect the norms of the good behaviour as descript at point 3.2 of the same contract;***
- ***The use of the accommodation has been only for the number of the people agreed in the same contract.***

This agreement is granted from the \_\_\_/\_\_\_/\_\_\_\_\_, to the \_\_\_/\_\_\_/\_\_\_\_\_, and will be automatically terminated without any notice, the Tenant must deliver the keys prior to that moment.

**THREE. OBLIGATIONS OF THE PARTIES**

3.1 The Tenant is obliged to conserve the House in perfect conditions during the term freely agreed between both parties.

3.2 The Tenant may not perform disturbing, unhealthy, noxious, hazardous, illicit acts, or those that breach the Rules of the Neighbours' Association on the premises. Nor may flammable, explosive or corrosive materials be stored in the home.

- 3.3 The Tenant shall be directly and exclusively responsible and waives the owner of all responsibility for:
- (i) Damages that may be caused to persons or property arising from the installations of the services and utilities in the house leased by season.
  - (ii) Damages, deterioration or loss caused to it, either caused by the Tenant or by the persons living together in the house.

Any failure to comply of the terms agreed, in extreme cases could lead the owner at the immediately expulsion of the people and the tenant staying in the accommodation, without any penal or civil responsibility for the owner of the accommodation and without possibility of prorogation.

**FOUR. JURISDICTION AND APPLICABLE LAWS.**

The parties here to submit to the jurisdiction and competence of the courts and tribunals of the place where the House is located, expressly renouncing their own jurisdiction. The laws of Spain are applicable, specifically the current Urban Tenancy Act. Both parties hereby ratify this agreement

**The Owner**

**The Tenant**

Signature\_\_\_\_\_

Signature\_\_\_\_\_