

1. By registering, the customer provides (the "Lessee") is of the firm PRINCIPAL (hereinafter called "Landlord"), and Estrada de Vale Rabelho, 8200-428 Albufeira, Algarve, Portugal Tel: 00351-289-591890, the conclusion of a tenancy agreement binding. Subject of the lease is short-term rental of a property in the Algarve (Portugal). The owner acts as an intermediary between property owners and tenants. The mediator helps the commission

Property owners. The application may be accepted in writing, orally or by phone by the owner. The Tenant waives access Annahmeerklärung. The landlord confirms acceptance of the offer. Any deviation from the registration confirmation is considered to be rejected along with a new application. This new offer must be accepted by the tenant.

2. The rent is derived from the force when the contract price list. The landlord is entitled to rent to correct an erroneous calculated retroactively. The landlord has the right to demand an advance payment on signing the tenancy agreement to rent. The advance payment will be due on demand. The balance will be due no later than 30 days before occupation. The tenant is obliged on request from the contract a deposit of € 250, - to provide, which will be returned unopposed after purchase within 10 days.

3. The benefits payable by the landlord arising from the documents provided by the landlord, such as Internet addresses. Agreements, which require substantially changing the performance due to the effectiveness of your writing.

4, The Tenant is entitled to terminate the lease at any time. The tenant terminates the lease or he exercises his hiring claim is insufficient, the landlord may require replacement of their arrangements and its expenditures. Thus, at the termination of the tenancy agreement until the 90th Days before the start .10% (minimum € 250, -) up to the 45th Days before the start 30% to 30 Days before the start of 50%, less than 30 days before the rental 90% of the rent due. The tenant is free to begin their rebuttal in this respect. For the above dates of receipt of the termination declaration by the landlord is crucial. The allowance of the landlord's account, if the landlord or the tenant under the statutory provisions provide a substitute tenant. The landlord is obliged to consider transfer requests of the tenant to the extent that their implementation is possible. In case of early termination by the tenant is not entitled to repayment of the advance payment.

5. If the execution of the lease contract due to unforeseeable force majeure considerably impeded, endangered or compromised, then both the landlord and the tenant may terminate the lease.

6. The landlord is responsible, the nature of your rental property, which was promised in the documentation. The particulars of the lessor in the Lease Terms are binding. However, the landlord can declare before a contract is concluded an amendment to this information when it is its legitimate interest. Investigate this matter prior to the adoption of the tenant's lease. The tenant has been informed of the customary conditions. In particular, the tenant was informed that the lease is located in a residential area of its common warehouse and in which, among other things, animal husbandry, agricultural work and work on Sundays and holidays, it is also advised that technical and building safety in Portugal always correspond to the German guidelines. From such circumstances customary lack of rental property may not result.

7. Parents are responsible for your children, especially in the pool area. The tenant is obliged to treat the rented property to. Upon departure, the lease and the current inventory, particularly the kitchen facilities and utensils, clean, tidy and swept to pass. The delivery date is agreed upon moving into the rental property in individual cases.

The tenant is responsible for the duration of the rental for culpably caused damage to the rented property. The tenant is obliged to report defects in the rental property immediately to the local supervisor. As defects in the rental property are only those that already exist on the day of collection. The taking of defects such as the presence of the defect has to prove to the tenant. In the presence of a defect and for the immediate display of the landlord is obligated to remedy the deficiency. Is not the elimination of a significant shortage possible, the landlord is obliged, at the request of the tenant to provide you an equivalent accommodation of the tenant. Any adverse rental difference reflects the owner. The tenant is obliged to cooperate in service disruptions that occur in the context of statutory regulations to avoid any damage or minimize them. Does the tenant culpably violates his duty to minimize damages. especially against the duty to report promptly a defect are excluded from any claims of the tenant against the landlord.

8. The contractual liability of the landlord for damages, which are not personal injury is limited to three times the rent if the damage was not caused by the tenant intentionally or through gross negligence. The safekeeping of valuables in the rental property is at risk of the tenant. The landlord is not liable for any possible loss, if it is not intentional or gross negligence on the burden to claims based on defective provision of the contractually owed

Power has to assert the tenant within one month after the contractual termination of the contract against the landlord. After this period, the tenant may only make claims when he was stopped without any fault on the compliance deadline. The tenant's claims are barred after six months. The period begins with the date on which to end the contract after the contract. The tenant has such a claim, the limitation period ceases to run until the date on which the landlord claims writing rejects. Claims for damages for personal injury or death of the tenant expire in three years.

9. If any provision of this contract be ineffective, it weakens the validity of the remaining provisions of this contract is not affected.

10. Jurisdiction for actions brought by the tenant against the landlord is the seat of the lessor. In proceedings of the landlord against the tenant of the residence of the lessee, is essential, unless the action is directed against entrepreneurs who do not have general jurisdiction in Germany, or against persons who, after completion of the contract domiciled or habitually resident moved to another country have, or whose domicile or habitual residence at the time the action is not known. In these cases, the seat of the landlord shall prevail.