



**ERRIKOS KOHLS**  
PREMIUM RENTAL SERVICES



The lessor owns property No. RPA7115 Villa Opera as shown on the website operated by “ERRIKOS KOHLS PREMIUM RENTAL SERVICES” located in Fikia near Naousa and comprised of a fully furnished Villa spread across multiple levels including the main building, 3 independent guesthouses and various living areas indoors and outdoors plus a swimming pool. The capacity of this villa can host in comfort either 8 or up to 16 people.

**Pricing periods:**

Low season: Prices upon request\*

Medium season: Prices upon request\*

High season: Prices upon request\*

**Amenities/Services included:**

Cleaning of house: Everyday cleaning - Housekeeping

Cleaning of Swimming pool: 1 time per week

Change of linen/towels: Every 4<sup>th</sup> day.



- 1) The term of this lease will be defined through the booking process.
- 2) The lessee shall reside at the property during that period with max. **8** or **16** persons (including kids of minor age).
- 3) The house will be at the disposal for guests after 15:00 PM on the date of arrival and they are asked to leave the house before 11:00 AM.

**Check in: from 16:00 pm**

**Check out: until 12:00. am**

4) The total rent for the above-mentioned period is as introduced above and includes the basic cleaning services as described on the website. 50% of the rent shall be paid **directly** after the booking is confirmed, payable into the bank account of the Real Estate Agency "Errikos Kohls Premium Rental Services IKE", IBAN: GR 47 0171 3620 0063 6214 0091 899, held at Piraeus Bank Paros branch. The remaining 50% shall be paid **12 days before** the guest arrives at the property, by credit card or through ban swift to the before mentioned bank account of the agency. Payment shall be evidenced solely by means of written receipt. The lessee considers the afore mentioned rent both fair and reasonable.

5) Cancellation is only possible if the lessee sends a written cancellation request (by e-mail) to the agency latest 45 calendar days prior to his booked date of arrival at the property. 50% of the total rent amount which is paid at the time of reservation of the villa is **NON-REFUNDABLE**, the remaining 50% of the rent will not be due in case that the before mentioned cancellation request has been delivered to the agency within the before described period and after the agency has confirmed and accepted the receipt of cancellation request.

6) To ensure proper performance of the terms of this lease when the lessee arrives, during such time as the lease is in effect the sum of **25%** of the total rental amount should be deposited together with the second and final payment of the rental amount 12 days before the arrival of the guest at the property indicated as a security deposit and shall be released 7 working days after departure of the lessee from the property in good time after the lease has ended and all terms of this agreement have been properly performed.



# ERRIKOS KOHLS

PREMIUM RENTAL SERVICES

**7)** The property shall be used solely and exclusively as a residence. Any change in use is prohibited. Subletting or concession of use of all or part of the property in any manner to a third party, whether for consideration or otherwise, without the lessor's prior written consent, is prohibited.

**8)** The lessee will take receipt of the property after examining it and finding it to his full liking, in excellent condition and completely fit for use as holiday accommodation. He also took receipt of the furniture and fittings at the property as per the attached list.

**9)** The lessee is obliged to make proper use of the property and its fixtures/fittings, otherwise he shall be liable to pay compensation for wear and tear and damage caused to the property by him or his staff.

**10)** The lessor (owner) is obliged to pay public and municipal taxes and duties (street lighting, cleaning charges, etc.) and to pay the bills for all manner of public utilities (electricity, water, etc.), all manner of duties, taxes and levies relating to the property or associated with the rent paid for the property. The lessor is obliged to cover the cost of repairs for normal wear and tear from use of the property.

**11)** When the lease expires, the lessee is obliged to hand back the property to the lessor without notice in the same good state of repair as he had received it upon arrival, and he is liable to compensate the lessor for late return of the property on any grounds, other than those due to force majeure. The state of the property will be confirmed on the date of departure of the lessee.

**12)** Tacit subletting or extension in the term of the lease is strictly prohibited. Should the lessee remain in the property for any reason after the lease expires that cannot on any grounds be deemed to be an extension, and any amount collected by the lessor shall be deemed to have been paid as compensation for use.

**13)** Any amendment to the terms of this agreement and any subletting or extension in the lease shall be demonstrated in writing alone, all other evidentiary means, including the oath, being precluded. Any failure by the Lessor to exercise any rights in good time, once or repeatedly, shall not be taken as a waiver of those rights.

**14)** Breach of any term of this agreement by the lessee –all of which are agreed as material– shall result in automatic termination of the lease without the lessor being obliged to give notice to terminate. Termination of this lease due to the lessee's fault



# ERRIKOS KOHLS

PREMIUM RENTAL SERVICES

shall not entail release from his obligation to pay the rent agreed, which the lessee shall continue to owe.

**15)** It is expressly agreed by the owner that the laws of Greece shall be applicable to any dispute and that the courts of Athens alone shall have jurisdiction.

Only after the lessee will have agreed and accepted these terms, he can proceed with the rental of this property. The agreement will be drawn up in 2 counterparts and will be signed by each of the contracting parties. The signed agreement to be submitted by the lessor in accordance with legal form to the local tax office.