

ACCOMMODATION RENTAL AGREEMENT TERMS:

- **KEY COLLECTION:** Office building ANCORA located on seafront, the Passeig Marítim de Sant Joan de Déu 237, de Segur de Calafell (in front of harbour)
- **CHECK-IN:** Saturday from 5.00 pm to 7.00 pm and Monday to Friday from 11.00 am to 1.00 pm. The office is closed all day Sunday and Monday morning. If arrival is after 7.00 pm or on a day off, the renter is required to give advance notice by calling 00-34-(9)77-164857 or 00-34-618-783570, sending a fax to 00-34-(9)77-164858 or sending an email to info@uniopromotoracatalana.com in order to coordinate the arrival. The rental agency reserves the right to refuse admission based on the time of arrival. Outside these times or days, the renter must pay an extra €20 in cash on arrival.
- **CHECK-OUT:** Between 10.00 am and 11.00 am on the last day of rental. From 12.00 noon onward on the day of departure, the renter must pay the rental agency, as payment for damages, double the daily rent resulting from the agreed rental. Under no circumstances may the renter continue occupying the apartment after the date on which this agreement expires, unless the stay has been extended as agreed by the rental agency. In the event of an early departure, the renter must notify it beforehand and the rental agency reserves the right to accept it, and the renter will be refunded the deposit by bank transfer (transfer fees to be paid by the renter) once the apartment has been checked, within 30 days.
- **DEPOSIT:** Upon arrival, the renter will pay a deposit of €100 in cash to cover damage and missing items observed in the rented apartment, payment obligations outlined in this agreement, and refund fees if the deposit is returned by bank transfer or by post. The relevant cost will be deducted from the deposit on the day of departure, and if the cost is higher than the deposit, the renter must pay the difference in cash. If it is not possible to determine the cost of replacements or repairs upon leaving the apartment, the rental agency reserves the right to refund the deposit or the rest of it by bank transfer or by post, to be paid for by the renter, within one month, after deducting the cost of the indicated items. If upon departure the apartment is dirty and requires special cleaning, the renter must pay €60, which may be deducted from the deposit or must be completed by the renter, if the deposit is already used up to cover the indicated items.
- **TOURIST TAX:** The leaser should pay current tourist fee at reception desk regardless of rental cost.
- **AGREEMENT TO TERMS:** Confirmation of the booking and payment of the amount by the renter shall imply that the renter explicitly agrees to the terms of this agreement, notwithstanding his or her signature, if required for this.
- **VACATING OR NO SHOW:** If the renter fails to occupy the rented accommodation or if he or she vacates it during the agreed period, he or she will lose the booking and the sums paid.
- **ALTERNATIVE ACCOMMODATION:** If as a result of unforeseen causes or force majeure, such as water leaks, power, water or gas cuts, or sudden public works in the building, among others, not attributable to the rental agency, the renter is not able to be accommodated in the assigned apartment, the rental agency will provide another accommodation with similar characteristics in the same or higher category, without charging the renter a higher price.
- **AMENITIES:** Apartments are equipped with a television, microwave, refrigerator, washing machine, oven, tableware, cutlery, cookware and coffee maker. You are advised to bring small appliances.
- **BED LINENS:** Apartments are rented without bed linens. If the renter so desires, he or she may rent –exceptionally and subject to availability– bed linens at a price of €10 per set of sheets, directly paying the amount in cash at the guest welcoming office.
- **RULES OF USE:** The renter agrees to respect the rules of the neighbours of the building and to not conduct activities that are harmful, bothersome or unfriendly for neighbours. You are asked to please observe silence after 10.00 pm. No pets allowed.
- **VERIFICATION OF THE APARTMENT:** The rental agency will facilitate passage through and examination of the apartment to the renter or persons designated by the renter in order to verify the apartment's condition and state of use.
- **ADMISSION AND EXPULSION:** The rental agency reserves the right to refuse admission and to expulsion in the event of a serious breach of the agreed terms, such as if more people occupy the apartment than the maximum established, the identity of the renting parties is falsified, the renters act uncivilly and disrespectfully, or the property is misused, among others, at which point the agreement would be cancelled on such ground(s) and the renter would not be entitled to receive a refund for the amounts paid.
- **CANCELLATIONS:** Cancellation of confirmed bookings will result in the following penalties applicable to the entire amount of the booking (not just the deposit) regardless of the period of stay: At least 60 days before the date of arrival: penalty of €100 / Between 60 and 30 days: penalty of 25% / Between 29 and 7 days: penalty of 75% / Less than 7 days: penalty of 100%. If advance payments have been made, the rental agency may keep the relevant amounts as payment for the indicated penalties, thus cancelling the agreement without refunding the amounts paid by the renter. In the event of force majeure resulting from serious health issues occurring to any of the members to occupy the apartment (relative to the first degree ascendant or descendant of the renter) duly attested by medical documentation, the renter will be refunded half of the amount for the dates that the rental agency is not able to rent the apartment to another party. Optional: To avoid the above penalties, the renter may choose to pay a 3% surcharge on the total amount of the booking, with a minimum of €40, in which case he or she will not endure any loss due to cancellation up to 48 hours before the scheduled arrival.
- **COMPLAINTS:** Any shortcomings or flaws should be immediately notified to the welcoming office and, in any case, before leaving the apartment. Once the booked period is over, any complaint submitted after leaving the apartment will not be addressed.
- **LIABILITY:** The rental agency accepts no liability whatsoever for theft, loss, injury or any other damage and recommends that the renter arrange travel insurance to cover these situations.
- **TYPE OF AGREEMENT:** This agreement is a contract for tourist accommodation; therefore, it is excluded from the Spanish Urban Tenancy Act and is subject to current tourism legislation in force in Catalonia for the issues not covered under these terms.
- **DATA PROTECTION ACT:** Pursuant to Spanish Data Protection Act 15/1999 (LOPD), of 13 December, the renter is hereby informed that through the booking process, his or her personal data will be included in databases held by the rental agency in order to offer him or her our services. The renter may exercise his or her rights to access, modify, cancel and oppose his or her personal data by contacting the address of our office in Barcelona (08008), Passeig de Gràcia 120, pral 1a. If within 30 days it is not communicated otherwise, the rental agency will deem that the renter's personal data have not been modified and that the renter grants his or her consent to the rental agency to share his or her data –if it is strictly necessary– with other companies associated with the rental agency so that either the rental agency or such companies may send advertising promotions relating to our rental apartments.

In witness whereof, the renter signs this agreement.