



Booking Contract & Terms and Conditions

Please complete these forms and agreement and FAX to: **+(351) 21 321 0288**

P.E.H rent-a-house, Ida

Rua das Flores, 12 -2º 1200-195 LISBOA

Telephone: +(351) 324 36 80 or +(351) 91 445 00 05

sofia@portugalexclusivehomes.com

www.portugalexclusivehomes.com

Booking Contract

Now that you have found the property which is right for you. The next step is to arrange a booking. You can complete the fields below, print and either fax or e-mail (scanner) your booking contract to us.

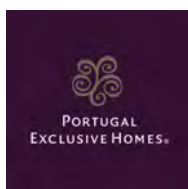
Please read it carefully (especially all the terms and conditions). After you have reviewed the contract please complete it, and submit it to us. Please feel free to call if you have any questions.

If you are booking more than 8 (eight) weeks before the start of the rental, a deposit of 20% of the contract amount is due with the booking contract. The remaining 80% of the contract amount is due 8 (eight) weeks before the rental. If you are booking within 8 (eight) weeks of the start of the rental, the full amount of the contract is due at booking.

The payment should be done by bank transfer, please make such payment immediately, as we can only hold an unsecured property for 3 (three) days from the date we receive the completed booking contract.

We strongly suggest you take out a Travel Insurance policy to protect against an unforeseen medical emergency or certain other circumstances which would preclude you from traveling.

www.portugalexclusivehomes.com



Your Contact Information

Full Name (*):
Email Address (*):
Phone*:
Fax:
Address*:
City, State, Zip (or, Province Postal Code)*:
Country*:

Booking Details

Property:
Nº Persons*:
Arrival Date*:
Departure Date*:
Contract Total* (Euros):

(*) Required fields.



Local / Additional Charges and Expenses

There may be local charges for cleaning, heating, miscellaneous consumables or additional services. P.E.H rent-a-house, Ida lists all such charges, of which we are aware, in the detailed information provided on the property on the webpage. However, some extra items may not be listed and the renter should check on pricing when requesting additional items or services. Payment for these charges will be collected on the premises.

Rental Deposit

Upon confirmation of availability of the property you should do immediately either the required 20% deposit (if booking more than 8 (eight) weeks prior to the arrival date) or the full amount of the rental (if booking within 8 (eight) weeks of the arrival date). If only the required deposit is charged at the time of booking, the remaining balance of the rental will be charged 8 (eight) weeks prior to the arrival date. At that time we will send you an email requesting the reminder payment. The deposit is due with the booking and dates can only be blocked on our website once the deposit is received.

Security Deposit

Some property owners require a cash security deposit, be provided on arrival, as a security against property loss or damage and unpaid charges or debts. This cash security deposit information is specified on the property information page on our website.

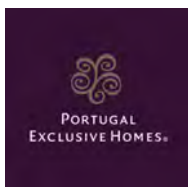
Agreement

I have read and agree to the conditions of this Booking Contract, including those listed in the Terms and Conditions. I understand that I am committing to the rental of the property listed above for the period stipulated and to the payment of all amounts due under this Contract.

Client Signature: _____

Client Name: _____

Today's Date: _____



Terms and Conditions

Contract

This contract represents the entire agreement between the parties and replaces all prior understandings (oral or written) covering the subject matter and can be changed only in writing signed by both parties. No firm booking can be made until both the signed Booking Contract and the deposit or full payment have been received by P.E.H rent-a-house, lda.

Payment

The Client shall pay a deposit of 20% of the Total Rental Amount within 72 (seventy two) hours of signing this Booking Contract. The remaining balance is due 8 (eight) weeks before the rental period. If booking within 8 (eight) weeks of the rental date, the entire contract price shall be paid within 72 (seventy two) hours of signing this Booking Contract. If any payment is not made within the times set forth herein, P.E.H rent-a-house, lda may treat the contract as canceled, and the usual refund terms shall apply (see below). The Total Rental Amount may be adjusted to reflect changes in exchange rates for bookings arranged more than six months in advance.

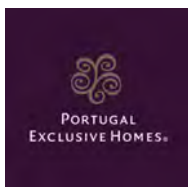
Cancellation

Villas and apartments are not commercial entities like hotels. Properties offered by P.E.H rent-a-house, lda must be booked far in advance and are not easily re-rented. We strongly recommend clients take out Travel Insurance to protect against a medical emergency or certain other unforeseen circumstances which preclude the client from traveling. All cancellations must be written and become effective on the date of receipt by P.E.H rent-a-house, lda. Cancellation charges will be levied as follows: (i) on receipt of the cancellation letter 60 (sixty) days or more before the rental period the charge will be equal to the booking deposit, (ii) on receipt of the cancellation letter less than 60 days before the rental period the charge will be the full amount of the rental. If P.E.H rent-a-house, lda is able to re-let the property for the same period, the cancellation charge will be the initial deposit.

Client Responsibility / Security Deposit

Individual owners may require additional security deposits, as a security against property loss or damage and unpaid charges or debts. The Client is responsible for ensuring the property is left in a reasonable condition of cleanliness and in the same condition of repair as upon arrival. Any excessive cleaning, loss or damage to the property, or debts or charges incurred will be itemized and charged to the Client. Clients are required to act in a responsible manner at all times, and to act with respect towards other guests, neighbors, the owner and their staff.

P.E.H rent-a-house, lda reserves the absolute right to require any individual to vacate a property for disruptive behavior, in which case there would be no refund of any rental payment.



Number of Occupants

The total number of guests staying at the property may not exceed the number of sleeping places specified in the property information page nor the number entered on the face of this contract. The owner reserves the right to refuse entry or evict the entire party if the number of persons occupying a property exceeds the number stipulated in this contract.

Expenses Paid Locally at Extra Cost

The rental property and any facilities or services expressly included in the information provided by P.E.H rent-a-house, lda are included in the contract price. Normal use of gas, electricity and water are also included unless otherwise stated in the property information page. Some local expenses may be excluded from the rental cost specified in this contract, such as telephone, cleaning services, linens, heating, utilities and personal services such as maids or cooks. P.E.H rent-a-house, lda will list known locally paid expenses on the Confirmation Invoice.

Vouchers

After full payment of the contract price, and approximately 14 (fourteen) days prior to the travel departure date specified on page one of this Contract, P.E.H rent-a-house, lda will supply the Client with an arrival voucher and additional information required to occupy the property.

Arrival and Departure Times

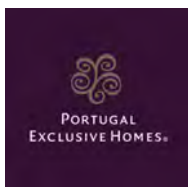
Unless otherwise agreed, Clients should arrive after 4 PM on the day of arrival and vacate the property by 11 AM on the day of departure. Extra €25 euros will be charged for late check-in between 21PM and 8 PM.

Promotional Information

P.E.H rent-a-house, lda has taken care to ensure the accuracy of all information and descriptions contained in its brochures and promotional material at the time prepared, however, nothing in those materials shall be treated as a term or condition of this contract. P.E.H rent-a-house, lda shall not be liable with regard to any difference of opinion as to the condition or quality of the properties, or the surrounding area, nor for temporary defects or stoppages of any utilities. Properties may not always appear exactly as pictured or described due to normal wear and tear, changes in furnishings and changes after materials were prepared.

Complaints

Should any problem occur with the property, the Client must immediately (within 24 hours) notify the property owner or manager. The Client should also inform P.E.H rent-a-house, lda of the problem within 48 (forty eight) hours if the problem has not been remedied. The Client should allow the owner or manager reasonable time to remedy the problem, or to find a suitable replacement property. Vacating the property without P.E.H rent-a-house, lda authorization does not constitute an adequate cause for a refund. The Client is responsible for informing P.E.H rent-a-house, lda of any complaint and allowing it a reasonable opportunity to



remedy the problem during the rental period; failure to do so will void any claim following the rental period. In case of U.S clients note that you are booking a property in Europe with the understanding that there are cultural, architectural, economical and natural differences from the United States of America.

Changes or Cancellation by Owner or P.E.H rent-a-house, Ida

P.E.H rent-a-house, Ida reserves the right to modify or cancel this contract at any time in any case where it is necessary to do so as a result of a force majeure, or any other occurrence outside the control of P.E.H rent-a-house, Ida. In the event of any change or cancellation by the property owner, P.E.H rent-a-house, Ida shall inform the client promptly and shall endeavor to offer the Client substituted properties. The Client will have a choice of accepting the substitute property and paying or receiving the difference in rate for the new property, or P.E.H rent-a-house, Ida will refund all monies paid. In the event of changes or complete cancellation P.E.H rent-a-house, Ida's liability will be limited to the refund of all monies paid. In no event will P.E.H rent-a-house, Ida be responsible for any consequential or incidental damages, including travel expense, alternative lodging, or other expense.

Liability

Client understands and acknowledges that P.E.H rent-a-house, Ida owns some rental accommodations and undertakes also to act as agent for the owner of the property. As such, P.E.H rent-a-house, Ida shall only be responsible or liable for any accident, loss, damage, injury, or inconvenience arising from the rental of one of its properties, except insofar as that occurrence is caused by the direct and gross negligence of P.E.H rent-a-house, Ida or that of its employees. In owner's properties all claims of accident, loss, damage, injury or inconvenience are acknowledged to be solely between the Client and owner. P.E.H rent-a-house, Ida does not accept liability for any loss or damage caused by weather conditions, riot, strikes, sickness or any cause beyond its control.

Jurisdiction

P.E.H rent-a-house, Ida and its Client agree that this contract shall be governed by Portuguese law, and that exclusive jurisdiction over all disputes arising out of this contract shall be in the courts located in Portugal.