



VACATION LEASE AGREEMENT

Together

On one side,

D. FRANCISCO GABRIEL SANCHEZ PARODI, of legal age, with address for notification purposes in Sotavento street number 1 (Chiclana de la Frontera - Cádiz), and National Identity Document number 31250907 W, as representative of the company GABISANPA SERVICIOS SL, with CIF B-72361447 (hereinafter called "the manager").

From elsewhere,

Data specified in the attached email (hereinafter called "the renter").

Both parties recognize sufficient legal capacity for this act and freely,

Expose

I.- That the manager is theholder of the following tourist housing in perfect condition of use, in the conditions and with the furniture and services whose description and photographs they are displayed on the website: www.manuelaseavilla.net

NAME	ADDRESS	CITY	TOURIST LICENCE
Manuela Sea Villa	Sotavento 1	Chiclana de la F.	VFT/CA/10466
Lola Sea Villa	Sotavento 11	Chiclana de la F.	VFT/CA/10590
Andrea Sea Villa	Sotavento 13	Chiclana de la F.	VFT/CA/14587
Maria del Mar Sea Villa	Sotavento 15	Chiclana de la F.	VFT/CA/14366
Alba Sea Villa	Brasília 4	Chiclana de la F.	VFT/CA/17043
Carolina Beach House	Esturión 3	Chiclana de la F.	VFT/CA/18606
Elena Sea Villa	Arrecife 15 A	Chiclana de la F.	VUT/CA/20653

The houses are clean, in perfect condition of use, conservation and habitability and the supplies and services that it has are in operation.

II.- Both parties have agreed to arrange the seasonal lease of the dwelling described above, for which they establish this contract, which shall be governed by the provisions of the following,

Clauses

First - Object

The manager assigns a seasonal lease with the duration that will be indicated to the renter, who accepts, the described house.

Second - Rent and deposit

Data specified in the attached email.



2.2. At the time of entry into the house, the manager may place a hold on the tenant's credit card for €500 as security deposit. The deposit will be released at the end of the contract, once the house has been reviewed according to the "Housing Inventory" document, which will be provided before the date of entry. Any cost of extraordinary cleaning, repair or purchase of necessary elements if after the contract is finished, the house will not remain as it was delivered will be deducted from the deposit.

Third - Duration

This contract is valid for the dates indicated in the attached email.

The check-in time will be from 17.00 PM, on the day of the entry date, and the check-out time before 11.00 am, on the day of the departure date, the renter must deliver the keys beforehand.

The renter must leave the house in the state in which it was found, leaving it free of effects and furnishings and the services available to it remaining in perfect condition, without any extension of the same unless there is a written agreement between the parties.

Fourth - Obligations of the parties

4.1. The renter is obliged to keep the home in perfect condition during the period of duration freely agreed between both parties. The house will be occupied by the maximum number of people indicated at the time of booking. All persons must have previously made the corresponding check-in upon arrival.

4.2. The renter may not carry out disturbing, unhealthy, harmful, dangerous or illegal activities in the home. Nor may it store flammable, explosive, unsanitary or corrosive materials that may be detrimental to the health of the neighborhood and / or develop in the same commercial or industrial activity. At 12 PM, you must keep silence, in order to not disturb the neighborhood. Minors may not be in the house or in the pool without the supervision of an adult.

4.3. The renter will be directly and exclusively responsible and exempts the property from all responsibility for:

Damages that may be caused to people or things and are derived from misuse by the renter of facilities for services and supplies of the rented seasonal house.

Damages, deterioration or losses that occur in the same, whether caused by the renter or by the people who live in the home.

Accidents that occur inside the property.

4.4. The renter may not carry out works, or introduce any modification without written permission of the Manager. Making holes in the walls is not allowed in any case.

4.5. The Manager will keep the supplies of water and electricity, gas, etc., up-to-date with payment and in full operation during the lease, as well as the corresponding insurance and licenses.

Fifth - Penalty clause



Failure to comply with the obligation to leave the home within the agreed period will oblige the renter to pay, as a penalty clause, the sum corresponding to three times the daily rent, payable for weeks overdue until the house is made available, without prejudice to the costs, expenses and other compensations that were in his charge, including the minutes of the lawyer and attorney, even if their intervention was not mandatory.

Sixth - Personal Data Protection and Commercial Communications

In accordance with the provisions of Regulation (EU) 2016/679 of the European Parliament and of the Council (GDPR) and Organic Law 3/2018 on the Protection of Personal Data and the Guarantee of Digital Rights, the Tenant is informed that the personal data provided within the framework of this contract will be processed by GABISANPA SERVICIOS S.L. for the purpose of managing the contractual relationship, complying with legal obligations, and, where appropriate, sending commercial communications about future promotions, services, or offers related to the accommodations managed by the entity.

The data will be retained for the duration of the contractual relationship and subsequently for the periods required by applicable regulations. The data will not be transferred to third parties except under legal obligation.

The data subject may exercise their rights of access, rectification, erasure, restriction of processing, objection, and portability at any time by writing to Sotavento 19, 11139 Chiclana de la Frontera (Cádiz) or by emailing direccion@seavillas.es, attaching a copy of their ID or equivalent document.

By signing this contract, the Lessee expressly consents to the processing of their data for the stated purposes, including the sending of commercial information about new services or promotions from our brands.

Seventh - Jurisdiction

For any dispute that may arise from this contract, the integral parties submit to the jurisdiction and competence of the courts and tribunals of Chiclana de la Frontera (Cádiz), expressly waiving their own jurisdiction.

Both parties ratify this contract and sign in duplicate, for a single purpose, in the place and on the date indicated in the heading.

Manager,

Signature

The renter,

Signature



APPENDIX I – RESERVATION TERMS AND CONDITIONS

- 1. The reservation will be confirmed when the client makes a 25% advance payment of the total amount. If the client cancels the reservation up to 14 days before the check-in date, the deposit and any amounts paid will be refunded (less any fees). From June 15th to September 15th, this penalty-free cancellation period will be 30 days.**
- 2. The remaining amount of the reservation must be paid no later than 14 days before the check-in date. If payment is not made within this period, the reservation will be considered canceled, and any amounts already paid will not be refunded. From June 15th to September 15th, payment of the remaining amount must be made no later than 30 days before the check-in date.**
- 3. Cancellations made less than 14 days before the check-in date will incur a penalty of 100% of the total reservation amount. It is recommended to purchase insurance to cover possible cancellation fees. From June 15 to September 15, this penalty will apply to cancellations made less than 30 days in advance.**
- 4. The manager will block an amount of 500 euros as a security deposit on the client's credit card on the check-in day. This amount will be released on the check-out day, once the property's condition has been verified.**
- 5. Additional services must be requested at least 48 hours before the check-in date and will be subject to a cancellation policy. Prices for these services will include an additional 10% VAT charge.**
- 6. Accepted payment methods: Bank transfer. Credit or debit cards. PayPal (associated commissions will be covered by the client).**
- 7. Schedule: Check-in: from 5:00 p.m. Check-out: before 11:00 a.m. These schedules are flexible if the property is not occupied before or after the stay.**
- 8. The maximum number of guests included in the reservation is four. An additional daily fee will be charged for each extra guest. The stay of more guests than those specified in the reservation will not be permitted.**
- 9. The price includes:**
 - Towel changes and cleaning (except the day after arrival, the day before departure, Sundays, and holidays).**
 - Bed linen changes every four days.**

Cleaning days must be arranged before the check-in date. Beach/pool towels will be provided with a deposit per unit, which will be refunded on the check-out day.
- 10. Pets are allowed with an additional charge for extra cleaning.**
- 11. Clients must send a copy of their valid ID or passport when completing the check-in process.**



APPENDIX II: HOUSE RULES

- 1. Guests are required to close all windows and doors when leaving the property and to activate the anti-intrusion alarm system.**
- 2. Air conditioning units must be turned off when leaving the property. These units are highly efficient and can cool or heat the rooms in just a few minutes after being turned on.**
- 3. Guests must take care of the property and return it in perfect condition. Otherwise, repair or cleaning costs will be deducted from the security deposit.**
- 4. Any damage to the property must be reported immediately.**
- 5. Special care must be taken with glass surfaces, such as dining and living room tables, to avoid scratches from kitchen utensils or other objects.**
- 6. Smoking inside the property is strictly prohibited. Non-compliance with this rule may result in the full retention of the security deposit for deep cleaning.**
- 7. The pool will be operational without heating from Easter to the end of October. Outside this period, pool heating will be available at an additional daily cost.**
- 8. The use of the pool is the sole responsibility of the guests. If staying with children, ensure the pool gate is kept closed at all times.**
- 9. The contract will be terminated in cases of disturbance to neighbors, exceeding the maximum allowed number of occupants, or causing damage to the property or its inventory.**
- 10. Bachelor/bachelorette parties or similar events that may disturb neighbors are strictly prohibited.**
- 11. After using the barbecue, guests must clean it using the provided brush and degreasing product and disconnect the gas cylinder.**
- 12. Losing the keys or the garage remote control will result in an additional charge.**
- 13. Guests must notify the property manager of their departure time to coordinate the check-out process. If leaving the property earlier than scheduled, keys must be left in the designated mailbox.**
- 14. Moving furniture is prohibited, including transferring items between the main floor and the basement or placing mattresses on the floor under any circumstances.**

IINVENTARIO GENERAL DE SEA APARTMENT - GENERAL INVENTORY OF SEA APARTMENT

UBICACIÓN	CONCEPTO	Unidades	Precio Unidad
COCINA	Frigoríf:	1	500,0€
COCINA	Campana	1	350,0€
COCINA	lavador	1	300,0€
COCINA	Placa Vitrocerám	1	200,0€
COCINA	Grifo	1	100,0€
COCINA	Horno	1	250,0€
COCINA	Microonda:	1	250,0€
COCINA	Lavavajill	1	350,0€
COCINA	Mesa	1	200,0€
COCINA	Sillas alt	2	100,0€
COCINA	6 juegos de cucharas, tene	1	24,9€
COCINA	cuchillos y cucharas de té o café	1	17,9€
COCINA	Cuchara y Tenedor para s	1	9,5€
COCINA	Paleta para post	1	2,3€
COCINA	Cascanueces:	1	13,0€
COCINA	Cubitera enfria	1	1,8€
COCINA	Colador	1	11,1€
COCINA	Escurreplat	1	1,0€
COCINA	Corta pizz	1	5,0€
COCINA	Dispensador de azú	1	5,0€
COCINA	Sacacorcho	1	50,9€
COCINA	Set de 3 cuchillos y tije	1	91,0€
COCINA	Cafetera Nesspres	1	19,0€
COCINA	Bandeja de servir en k	1	6,0€
COCINA	Recipientes pequeños blanco aperitivos4	6	1,3€
COCINA	Bol blanco para cere	1	13,4€
COCINA	Fuentes vidrio horno	1	29,0€
COCINA	Hervidor Eléctrico Russel	1	24,0€
COCINA	Exprimidor Eléctrico Russel	1	38,0€
COCINA	Cafetera de filtro marca Ruse	1	35,0€
COCINA	Tostador marca Rusell F	1	20,0€
COCINA	Batidora con vaso marca Rusel	1	11,0€
COCINA	Cubitera de acero inox:	1	3,0€
COCINA	Ensaladera de cri	1	8,0€
COCINA	Servilletero inoxi	1	159,2€
COCINA	Batería completa 5 pieza	1	65,9€
COCINA	Lote de 3 sartenes	1	6,5€
COCINA	Bol de aluminio para ensa	1	8,5€
COCINA	Escurridor de alum	1	6,0€
COCINA	Molde metálico para tarta o k	1	32,9€
COCINA	5 piezas de servir BRA (espuma	1	8,2€
COCINA	cucharas de pasta, cazo y cuchara de servir)	6	2,5€
COCINA	Tabla cortar bá	1	4,0€
COCINA	Paños de coci	6	2,2€
COCINA	Soporte para colocar alim	6	1,5€
COCINA	calientes	6	1,0€
COCINA	Copas de vino con logo Sea	6	1,6€
COCINA	Copas de cava con logo Sea	6	3,3€
COCINA	Copas de balón con logo Sea	6	4,1€
COCINA	Vasos con logo Sea	6	
COCINA	Plato llano serigrafiado	6	
COCINA	Plato hondo serigrafiado	6	

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COCINA	Plato de postre serigrafiado	6	2,82€
COCINA	Posavasos con lco	6	1,55€
COCINA	Tazas mediana	4	2,25€
COCINA	Tazas de lec	4	2,50€
COCINA	Cenicero	2	1,50€
COCINA	Jarra de agua de Cr	1	5,00€
COCINA	Bote de azú	1	10,00€
COCINA	Bote de cã	1	10,00€
COCINA	Botes para té y capsulas	1	3,00€
COCINA	Dispensador de Aceite y	2	7,00€
COCINA	Dispensador de sal y pi	1	16,00€
COCINA	Mantel plástico mesa s	1	6,00€
COCINA	Manteles individuales	2	7,00€
COCINA	Mantel blanco grande para 6 personas	1	10,00€
COCINA	Cestas de p	1	8,00€
COCINA	Set herméticos para co	1	10,00€
COCINA	Tapa Microonda	1	1,00€
COCINA	Tetera de cristal pe	1	9,00€
COCINA	Cesta plástico almacenaje li	1	1,00€
COCINA	Bandeja de mimbre para f	1	8,00€
COCINA	Delantal con l	1	6,50€
COCINA	Guantes para ho	2	3,50€
COCINA	Dispensador de hela	1	1,60€
COCINA	Abrelata	1	1,30€
COCINA	Palas de madera para co	3	3,00€
COCINA	Pala de sili	1	2,00€
COCINA	Pincel de sil:	1	1,50€
COCINA	Pinza	2	4,00€
COCINA	Pelado:	1	1,50€
COCINA	Cubo basura blar	1	15,00€
COCINA	Grill aluminio fu	1	30,30€
COCINA	Papelera metáli	1	58,00€
COCINA	Felpudo	2	1,50€
SALON	Sofá cama tapizado 2 p	1	2.000,00€
SALON	Sofá tapizado 2 pl	1	1.000,00€
SALON	Mesa comedor cristal y m	1	600,00€
SALON	Sillas tela y	4	150,00€
SALON	TV Plana 4	1	400,00€
SALON	Mueble T	1	350,00€
SALON	Lampara suspendid	2	300,00€
SALON	Mesa centro sof	1	300,00€
SALON	Estor enrollable n	2	200,00€
SALON	Cuadros decorati	2	150,00€
SALON	Cuadro decorativo 100	1	300,00€
SALON	Botiqui	1	22,00€
SALON	Varios decorac	1	33,00€
SALON	Cojine	4	8,00€
SALON	Jarrór	1	19,90€
SALON	Costurero y tijera pe	1	5,00€
SALON	Block de reseñ	1	6,00€
SALON	Climatizaci	1	800,00€
SALON	Funda sofá en color	2	24,00€
SALON	Manta sofá en color	2	16,00€
DORMITORIO	Almohadas 40x5	4	9,00€
DORMITORIO	Protector Almohadas 40	4	3,00€

IINVENTARIO GENERAL DE SEA APARTMENT - GENERAL INVENTORY OF SEA APARTMENT

DORMITORIO	Funda almohada con l	2	5,0€
DORMITORIO	Sábanas de	2	19,0€
DORMITORIO	Mantas de	2	27,0€
DORMITORIO	Protector colchón impermeab	2	8,5€
DORMITORIO	Colcha de	2	25,0€
DORMITORIO	Manta reposapi	2	17,0€
DORMITORIO	Canapé 9	2	400,0€
DORMITORIO	Colchón 9	2	300,0€
DORMITORIO	Mesita noct	1	200,0€
DORMITORIO	Lámpara plafé	1	150,0€
DORMITORIO	LED	1	100,0€
DORMITORIO	Climatizaci	1	800,0€
DORMITORIO	Estor enrollable n	1	150,0€
DORMITORIO	Perchas blancas 8	2	6,0€
BAÑO	Vaso de cerámica bl	1	4,0€
BAÑO	Soporte dispensador j	1	6,74€
BAÑO	Cesta de mimbre neç	1	8,5€
BAÑO	Toallas blancas bordadas 7	4	8,0€
BAÑO	Toallas blancas bordadas 5	4	5,0€
BAÑO	Alfombra blanca suelo 5	1	3,0€
BAÑO	Toallas azules piscina bordadas 85x160	4	12,0€
BAÑO	Secador negro con dos difusor	1	8,2€
BAÑO	bolsa	1	8,2€
BAÑO	Perchas pare	2	11,7€
BAÑO	Papelera pequeña metá	1	10,0€
BAÑO	Mueble con cajones y e	1	800,0€
BAÑO	Soporte metálico tc	1	36,5€
BAÑO	Portarrollos de papel hiç	1	18,4€
SUITE	Almohadas 40x9	4	9,0€
SUITE	Canapé 15	1	600,0€
SUITE	Colchón 15	1	500,0€
SUITE	Lámpara suspensiç	1	200,0€
SUITE	Estor enrollable n	1	150,0€
SUITE	LED	1	100,0€
SUITE	Protector Almohadas 4	4	3,0€
SUITE	Funda almohada con l	2	5,0€
SUITE	Sábanas de l	1	19,0€
SUITE	Manta de l	1	38,0€
SUITE	Protector colchón impermeabi	1	13,0€
SUITE	Manta reposapi	1	17,0€
SUITE	Colcha de l	1	47,0€
SUITE	Climatizaci	1	800,0€
SUITE	Perchas blancas 8	2	6,0€
TERRAZA	Sofá 2 plaz	1	400,0€
TERRAZA	Sillone	2	200,0€
TERRAZA	Tumbonas	2	200,0€
TERRAZA	Mesa centro auxi	1	200,0€
ZONA DE SERVICIO	Mochila Neve	1	16,5€
ZONA DE SERVICIO	Sillas altas de	1	16,5€
ZONA DE SERVICIO	Sillas bajas de i	1	24,8€
ZONA DE SERVICIO	Sombrill	1	12,4€
ZONA DE SERVICIO	Plancha	1	17,0€
ZONA DE SERVICIO	Funda Planch	1	10,0€
ZONA DE SERVICIO	Aspirado	1	75,0€
ZONA DE SERVICIO	Cesta con pizzas de t	1	5,0€

IINVENTARIO GENERAL DE SEA APARTMENT - GENERAL INVENTORY OF SEA APARTMENT

ZONA DE SERVICIO	Bolsa rop	1	4,0€
ZONA DE SERVICIO	Cesto gris para :	1	10,0€
ZONA DE SERVICIO	Escalera Ba	1	33,0€
ZONA DE SERVICIO	Tendedero	1	12,4€
ZONA DE SERVICIO	Tabla de planch	1	16,5€