



General Terms and Conditions

1. General – Landlord:

Erwin and Marian Vos, Constantijn Huygensstraat 2, 7442 XM Nijverdal, The Netherlands

Address of the holiday home: Rethymno-Plakia, 74060 Mariou, Crete, Greece

The landlord and tenant expressly agree that the rental agreement may be concluded by sending emails. Rental period and price: the property can be rented for a minimum of 3 nights during the periods and at the rates stated on the website www.villamariou.com

By submitting the reservation form, the tenant accepts the general rental conditions without reservation.

2. Payment terms

When making a reservation request, you are always required to pay a €50 reservation fee, even if you subsequently decide not to rent. You are required to pay a €150 security deposit. If our key holder finds no defects, the amount will be refunded within 14 days after your return home, provided that we have your bank account number, the accommodation/sanitary facilities have been left in accordance with our instructions, there are no outstanding amounts to be settled (including damage), and there has been no excessive use of energy, water or air conditioning. A mandatory €85 fee per stay is charged for final cleaning.

Within 14 days of receiving our confirmation of your reservation request, you must pay 50% of the total rental amount as a deposit. Your reservation is only final once we have received your deposit.

The remaining balance is due no later than 30 days before arrival. If the balance is not paid on time, the tenant is in default. The landlord will notify the tenant of this in writing. The landlord's obligation to provide access to the property is postponed until the rent has been demonstrably paid in full. The tenant will then have a further 5 days to pay the amount due. If payment is still not received, the rental agreement will be deemed cancelled by the tenant.

The prepaid amount of 50% will then be considered cancellation costs. If the rental agreement is concluded within 6 weeks before the start date, the full rental price must be paid immediately. The landlord reserves the right to terminate the agreement for compelling reasons. In that case, the tenant will be informed of the cancellation of the rental agreement as soon as possible, and the rent already paid will be refunded within two weeks after the cancellation.



3. Number of persons

Villa Mariou is suitable for a maximum of 5 persons. The landlord has the right to refuse the tenant access to the holiday home if this number is exceeded, without any right to compensation or refund of amounts already paid.

4. Tourist tax

During your stay at Villa Mariou, as throughout Greece, a statutory tourist tax applies. This tax is officially referred to as the Climate Crisis Resilience Fee (contribution for climate resilience).

This mandatory levy applies to every tenant staying in the holiday home. The contribution is determined based on the number of nights and the holiday home and is separate from the rental price of Villa Mariou. The proceeds are used by the Greek government for measures related to the consequences of climate change and natural disasters.

The current amount of the contribution may depend on the season and the applicable Greek regulations. Therefore, the amount due will be stated separately for your stay.

Important: this levy is a statutory obligation and is not an additional surcharge from Villa Mariou. We are required to charge and remit this contribution on behalf of the Greek government.

We kindly ask you to take this into account when booking your stay.

For the most up-to-date information about this scheme, please refer to the Greek tax authority (AADE).

5. Subletting

Subletting the holiday home is not permitted under any circumstances or conditions.

6. Acceptance of the property in good condition

The landlord provides the property to the tenant, and the tenant accepts it in the condition in which it is found, in good condition with regard to maintenance, safety, hygiene and habitability.

7. Damage



The tenant is liable for any damage to the holiday home caused by the tenant and/or travel companions or visitors. During the rental period, the tenant is responsible for the house and undertakes to keep it neat and clean. The tenant acknowledges that the property is in good condition.

If any damage is discovered at the start of the rental period, the tenant must report this immediately to the landlord. If the tenant makes no comments at the start of the rental period, any damage identified by the landlord after the end of the rental period will be irrebuttably presumed to have been caused by the tenant.

8. Security deposit

The tenant pays the landlord a security deposit of €150. This deposit will be refunded, after deduction of cleaning costs, tourist tax, any compensation for damage or loss, or excessive energy use, no later than 14 days after departure, provided that the correct bank account number has been provided.

9. Care of the house and surroundings

The rented holiday home must be occupied by the main tenant and co-tenants with due care and with consideration for the peace and quiet of the surroundings. Waste must be placed in the designated containers every day. Do not leave waste outside. Tenants are expected to behave properly and, during their stay, to protect the holiday home against fire, frost damage, burglary, etc. The tenant expressly acknowledges responsibility for theft and damage to the inventory if the theft occurs without signs of forced entry, for example by failing to lock windows and doors when away.

10. Use of air conditioning and energy consumption

To prevent unnecessary energy consumption, we ask you to use the air conditioning only when it is really necessary:

- Do not use the air conditioning in the bedrooms all day. Preferably switch it on approximately 20 minutes before going to bed so that the room is pleasantly cool.
- There is no benefit in running the downstairs air conditioning continuously when windows and doors are open. The cooled air immediately escapes outside, resulting in unnecessary energy consumption.
- When leaving the accommodation, please remove the energy card from its holder. This switches off unnecessary electrical consumers and can save a considerable amount of energy.
- Do not leave the air conditioning switched on when you are not present.

As also stated in the terms and conditions, in the event of exceptionally high or unnecessary energy consumption, the additional energy costs incurred will subsequently be charged to the tenant and settled against the security deposit. We ask for your cooperation in this regard. This helps us keep energy consumption responsible and avoid unnecessary costs.



11. Cleaning

The holiday home is cleaned by the landlord before each occupancy and is provided with clean bed linen and towels. The tenant is responsible for cleaning the property during the stay. At the end of the stay, the holiday home must be left "broom clean" by the tenant. You pay €85.00 for the mandatory final cleaning. If you would like an additional cleaning, you can discuss this with the key holder. This additional cleaning costs €85.00.

12. Cancellation policy

In the event of cancellation by the tenant, the following compensation is payable to the landlord, Vastgoed Mariou:

- Up to 30 days before the start date: 30% of the rent
- Less than 30 days to 14 days before the start date: 50% of the rent.
- Less than 14 days before the start date: 100% of the rent

If the tenant does not use the holiday home or leaves before the end of the rental period, no adjustment or refund will be made.

13. Complaints and competent court

No complaint will be considered if it is not reported by telephone within 48 hours of taking possession of the holiday home and followed by registered letter. The same rule applies if something serious occurs during the stay in the holiday home. We are not liable for damage of any kind resulting from reckless and/or undesirable behaviour or unauthorized use of equipment of any kind.

In the event of a dispute, only the courts of the Netherlands shall have jurisdiction.

12. Overview of prices by season

Current prices can be found on our website: www.villamariou.com

We wish you a pleasant holiday and look forward to welcoming you to Villa Mariou!