

SHORT-TERM BOUTIQUE APARTMENT RENTAL AGREEMENT

1. Parties

This Short-Term Rental Agreement ("Agreement") is entered into between:

Landlord:
ID Wealth Group (or legal owner of the property)
Address: _____

Tenant:
Full Name: _____
Passport / ID Number: _____
Address: _____

Both parties agree to the following terms and conditions.

2. Property

The Landlord agrees to rent to the Tenant the furnished apartment located at:

Property Address: _____
City: Barcelona, Spain

The property is a fully furnished boutique apartment designed for short-term stays and equipped with high-level amenities.

3. Rental Period

Check-in Date: _____

Check-out Date: _____

The rental period is strictly limited to the dates stated above. Any extension must be agreed in writing by both parties.

4. Rental Price and Payment

Total Rental Price: € _____

The full rental amount must be paid in advance at check-in, before access to the property is granted. Payment confirms acceptance of all terms of this agreement.

5. Security Deposit

A security deposit of €1000 is required.

The deposit covers potential damages, loss of equipment, or breaches of the contract. The deposit will be returned after the final inspection of the property, provided that no damages or contractual breaches are found.

6. Property Inspection

The apartment will be inspected together with the Tenant at check-in and check-out.

During check-in the condition of the apartment and equipment will be reviewed.
During check-out the property will be inspected to confirm it is returned in good condition.

Any damages beyond normal wear may be deducted from the security deposit.

7. Boutique Apartment Standard

This property is offered as a boutique short-term apartment providing a higher standard of comfort and services than a conventional rental.

The apartment includes:

- Fully furnished interior
- High-speed internet connection
- Mobile network coverage
- A secondary internet connection available in case of failure of the primary connection
- Fully equipped kitchen
- Bedding and towels
- Air conditioning and heating
- Laundry facilities

The property is maintained to a high hospitality standard.

8. Technical Services and Connectivity

The apartment includes reliable high-speed internet service. A backup internet connection is available to ensure continuity of connectivity in case of failure of the standard line.

However, the Landlord cannot be held responsible for interruptions caused by external service providers.

9. Guest Support

Tenant support is available 24 hours a day, 7 days a week (24/7) for urgent issues related to the property.

Support includes technical issues, access assistance, and essential property services.

10. Use of the Property

The property is intended solely for temporary residential use.

The Tenant agrees:

- not to sublet the apartment
- not to use the property for commercial activities
- to respect neighbors and building regulations
- not to host unauthorized guests beyond the agreed occupancy

11. Damages

The Tenant agrees to maintain the property in good condition and report any issues immediately.

The Tenant is responsible for damages caused during the rental period.

12. Check-Out Conditions

Before departure the Tenant agrees to:

- return all keys
- leave the apartment in reasonable condition
- allow the final inspection with the Landlord or representative.

13. Reading and Acceptance of the Contract

This Agreement is read verbally and explained to the Tenant at check-in before signing.

By signing this document the Tenant confirms that they have understood and accepted all terms and conditions.

14. Applicable Law

This Agreement is governed by the laws applicable in Spain.

15. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

ANNEX A - APARTMENT RULES

- Respect neighbors and maintain reasonable noise levels at all times.
- No parties or events are allowed inside the apartment.
- Smoking is not allowed inside the apartment.
- Only the registered guests listed in the contract may stay overnight.
- Pets are not allowed unless previously authorized by the landlord.
- Do not damage furniture, equipment, or appliances.
- Turn off lights, air conditioning, and heating when leaving the apartment.
- Do not leave windows open when leaving the apartment.
- Dispose of garbage according to local rules and keep the apartment clean.
- Immediately report any damage, malfunction, or technical issue.
- Internet service is provided for normal use; illegal downloads or activities are prohibited.
- The backup internet connection is reserved for situations where the primary connection fails.
- Lost keys may result in a replacement charge.
- The apartment must be left in a reasonable condition at check-out.