



PROPERTY MANAGEMENT AGREEMENT

This Property Management Agreement (hereinafter referred to as the "Agreement") is entered into on _____ (the "Effective Date"), by and between _____, with address:

Hereinafter referred to as "**Owner**".

and **ALHEMA VENTURES SL** with the address: Puerto de Muelle Sur, 30740 San Pedro del Pinatar, Murcia

TAX CIF B44616712

Banco Sabadell Account: ES3000810273700002200231

Hereinafter referred to as "**Property Manager**".

Collectively referred to as the "**Parties**", **GENERAL** - The Owner hereby exclusively appoints the property manager to manage the property located at:



The manager hereby accepts limited responsibility and agrees to manage the aforementioned property. The owner agrees to pay the fees related to the services that the manager will provide in the management of the aforementioned property.

TERM - This Agreement commences on the date of signature of this Agreement (the "Effective Date") and ends on _____ or:

Indefinite period with a notice period of 1 calendar month

THE MANAGER'S RESPONSIBILITIES To manage, rent and let and/or operate the property. - The timely collection of rent and monies from potential tenants. However, the manager does not bear the responsibility of the potential tenants in case of refusal of payment or otherwise. - To provide monthly accounts of rents received and paid, as well as any other applicable income, monies or amounts to the Owner. - Decorating, improving, repairing and maintaining the property when necessary. - To hire and supervise employees (if any) when necessary. - To notify the owner of any improvements and repairs exceeding the amount of _____ Euros to obtain the owner's consent before paying such fees or carrying out work.

Rental permit

The owner is obliged to provide a valid rental permit, any responsibility for this permit is at the expense and risk of the owner.



LIABILITY OF PROPERTY - The Owner hereby agrees to indemnify the Manager against any debts, charges, demands, claims and/or lawsuits pending or pending now and/or in the future on the Managed Property.

Terms and Conditions

Applicable are the general terms and conditions of ALHEMA VENTURES SL, a copy of which we provide you with when entering into this agreement.

PAYMENT AND COSTS

The parties agree that the manager will periodically / Per order / Annually and / or monthly invoice the owner for the services he / she completes which will be paid within 14 days on the account of the manager and / or if agreed in advance paid. Parties agree that payment will be made through the bank account of ALHEMA VENTURES SL at Banco Sabadell account number: IBAN ES3000810273700002200231

VAT TAXES: Amounts stated are exclusive of IVA (VAT)

The costs are agreed as follows:

The owner opts for the annual management package _____ for an annual amount of _____ Euro per year to be paid when entering into this agreement. Additional services per package are listed on our website:

https://www.helpinghand.es/service_property_management

Property management

The owner uses the following management package

- Control and management monthly price per year 175, -
 - Control and management per 14 days price per year 275, -
 - Control and management weekly price per year 375, -
 - Keyholding service price 70 euros per year
-
- The service for each property management package is equal, only the frequency of visits differs per package.
 - The weekly management package includes the free arrival checking in and out of holiday rental parties.
 - Owner is aware of the holiday rental parties reception check-in and check-out costs, stated on the website, 25 euros during normal hours and 45 euros for evening and night arrivals.

Holiday rental cleaning service

- Owner wants to make use of the holiday rental cleaning service.

The object is cleaned per change of tenants for an amount of _____ per cleaning, including cleaning of the house and washing and changing of linen and towels. Cleaning materials and equipment or responsibility of the property manager.

Cleaning service regular

- Owner wants to use the regular periodic cleaning service (outside the holiday rental period)

The object is cleaned periodically, at a cost of _____ per cleaning, including cleaning of the house and washing and changing of linen and towels.

- Periodically agreed _____
- Weekly
- Every 14 days
- monthly

Linen, towels and laundry service

- The owner wishes to use the linen and towel rental service at 6 euros per person per rental.

Welcome package

- The owner wishes to use a welcome pack with a value of groceries of _____ plus 10 euros per pack for the service.

Rental management of the house

The Property Manager offers the possibility of partial and full rental assistance for more information about our rental services, please refer to the page on our website.

https://www.helpinghand.es/service_rental_management

- Owner wants to use the limited rental service with a fee of 10% of each booking amount per booking.

- The owner wants to make use of the full rental support and to place advertising as co-management and booking of the property in the hands of the manager with a fee of 20% of each booking amount per booking.

Calamity management

Unfortunately, things sometimes unexpectedly break down, the owner is aware of the arrangement and additional costs for replacing white goods or items in the house that break during rental, which, given the house is rented out, are urgently carried out by the manager after written permission from the owner.



TERMINATION - This Agreement may be terminated in the event that the following occurs: Immediately in the event that either party breaches this Agreement or any of the terms set forth in this Agreement and does not change the matter within a period of 14 days, and/ or if the owner fails to pay the Property Manager's invoices when the payment term has expired by more than 14 days.

This agreement is binding on the manager and the owner, as well as their successors (with the consent of the manager and owner).

APPLICABLE LAW - This Agreement is governed by Spanish law,
AMENDMENTS - The parties agree that any changes to this Agreement must be in writing and signed by both parties to this Agreement. - As such, any changes made by the parties will be applied to this Agreement.

TRANSFER - The parties hereby agree not to transfer any of the responsibilities in this Agreement to any third party unless both parties agree in writing.

ALTERNATIVE DISPUTE RESOLUTION - Any dispute or disagreement arising out of or in connection with this Agreement shall be submitted to a Spanish Court (Arbitration/Mediation/Negotiation) 8 This Agreement contains the entire agreement and understanding between the Parties with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, express or implied, oral or written, of any kind relating to the subject matter hereof.



The express terms and conditions of **ALHEMA VENTURES SL** supersede any mode of execution and/or use of the trade that does not comply with any of the terms hereof.

SEVERABILITY - In the event that any provision of this Agreement is found to be void and unenforceable by a court of competent jurisdiction, the remaining provisions will survive in accordance with the intent of the parties.

Signature and Date - The parties hereby agree to the terms and conditions and this Agreement, which are set out in this Agreement and evidenced throughout by their signatures below:

Owner

Name: _____

Signature: _____

Date: _____

Property Manager

Name: _____

Signature: _____

Date: _____