

## Yellow Jasper – Rental Conditions / House Rules

To make sure that your stay will be pleasant and to prevent any misunderstandings, please read the rules of Gemstone Getaway. When checking in, it is implied that you are familiar with and agree with them, and that you will fully adhere to them. Violation of house rules can result in the cancellation of the reservation and charging the full amount of the price of the accommodation regardless of the shorter stay or deduction / non-return of the security deposit.

- 1. General requirements**
  - a. All Guests (and any Visitors) must comply with all House Rules, Rental Conditions and any other instructions from the local Guest Managers (CDS Property Spain) and/or Pueblo Arabesque staff's instructions and rules made available visible in and around the urbanization; and
  - b. No commercial or illegal activities are permitted on the premises or urbanization.
  - c. The stay at Yellow Jasper is subjected to paid security deposit (must be wire transferred to the owner prior to occupying the property) which will be returned to the guest after departure unless the house rules are not followed or unless other reasons prevents the return of the security deposit in full or part.
  - d. Guests must notify the Guest Manager of any disputes or complaints from neighbors as soon as reasonably practicable.
- 2. Check-in**
  - a. Before rental and at the latest upon arrival, identification documents (Passport) along with the home address of all guests must be submitted to the owner (electronically) or to the Guest Manager for registering all guests with the tourist agency.
- 3. Noise and the neighborhood**
  - a. Yellow Jasper is suitable for elderly guests and children, however, parents and/or their representatives are fully responsible for the safety and security of their children at all times, as well as for any disturbance caused to other residents in the Neighborhood during the stay at Yellow Jasper;
  - b. Guests and Visitors must keep noise to a minimum as not to disturb the occupants of neighboring properties – especially during nighttime hours (**11pm – 8am**), and upon arrival and departure;
  - c. Excessive noise is prohibited at all times and may result in termination of the vacation rental agreement, eviction, loss of rental paid and extra charges which may be deducted from the Security Deposit;
- 4. Visitors**
  - a. Yellow Jasper is designed for max. 6 overnight staying guests.
  - b. Guests are responsible for ensuring maximum visitor numbers are not exceeded; and that all Visitors comply with these Rental Conditions and House Rules.
  - c. Any additional overnight visitors (up to totally 6 individuals) must be approved in advance during the booking process and are subject to an additional fee.
- 5. Functions**
  - a. Parties and large gatherings of any kind are strictly prohibited at Yellow Jasper and in the urbanization (Pueblo Arabesque); and
  - b. Any small gatherings must comply with all rules set regarding noise, the neighborhood and should comply with surrounding adequate etiquette.
- 6. Parking**
  - a. Guests and any Visitors are to comply with parking regulations of the city of Marbella and other requirements set out below and show consideration to neighbors and other vehicles; and
  - b. Yellow Jasper has no dedicated parking place; however, sufficient parking places in the streets surrounding the urbanization are available which are free of charge. The parking spaces in front of neighboring houses of the urbanization are private and shall not be used.
- 7. Garbage and recycling**
  - a. Guests and their visitors are requested to separate garbage from plastic, glass and paper and dispose the beforementioned groups in the allocated communal trash cans for each. The closest communal trash / plastic recycling containers are at the closest street entrance of the urbanization (close to house 100), for glass and paper it is 100 meter down the same street (towards the closest groceries stores).
  - b. Guests and their Visitors are asked to not leave excess rubbish in public or common areas; nor on the property (e.g. the terrace) or around.
  - c. Upon their departure, guests are asked to deposit all garbage in the communal trash containers. Failure to do so can result in deduction of the security deposit.
- 8. Security and energy saving**
  - a. Bringing into the urbanization any weapons, explosives or easily flammable material is strictly prohibited.
  - b. Guests themselves are responsible for personal property and valuables left in the apartment / terrace and the owner / Guest Manager is not responsible for the subsequent loss or damage thereof. We strongly recommend that you close the ground floor doors (including living room terrace door) and bedroom balcony doors while you enjoy the other floors incl. rooftop terrace to avoid any incident.
  - c. Guests are responsible for their behavior in the apartment and surrounding area, and in the case of an accident they shall bear the consequences themselves.
  - d. The wider neighborhood area "Atalaya de Rio Verde" has a 24h security – any incidence shall be reported immediately to the police and the Guest Manager of Yellow Jasper.
  - e. Any time Guests leave Yellow Jasper, it is their responsibility to ensure all windows and doors are closed/locked to maintain security and prevent rain and water damage. The owner may withhold the security deposit in full or part in case any water damage is resulting from ignoring this responsibility.

- f. Guests must switch off lights, air conditioning, fans, electronics such as televisions when not in use and close all taps if not in use to promote energy saving. It is not permitted to leave the air conditioning on when guests are absent from the villa.
- 9. Smoking**
- Smoking **is not** permitted inside Yellow Jasper and
  - Cigarette butts must be disposed properly (i.e. in an ashtray) and not thrown on property grounds. Failure to do so will result in a deduction from the security deposit.
- 10. Pets**
- Pets are not permitted at Yellow Jasper;
- 11. Barbecue**
- The use of the barbecue is permitted only on the rooftop terrace; and
  - After usage the gas bottle shall be closed and the latest before departure, the barbecue shall be cleaned and gas tank shall be closed to allow for the next guests to use it. Failure to do so will result in a deduction from the security deposit.
- 12. Usage and cleaning**
- The usage of the apartment and all its furniture, appliances and electronics shall be used in a careful and respectful manner. If changes to the setting of any devices have been made, please return those to the original setting prior departure.
  - The final cleaning of the apartment is included in the rental price; however, guests are requested to keep the apartment tidy during their stay
  - If the stay exceeds 1 week, a maid service will change towels and bed linen in the middle of the stay (if the middle day should occur on a Sunday, the change would occur on a Saturday or Monday as agreed with the Guest)
- 13. Pool & Urbanization**
- The pool is open from 9.00 a.m. and closed at 10.00 pm. Noise to be kept to minimum after 8.00 p.m
  - Gates must be kept closed and secured to the pool area at all times
  - Other rules are displayed at the pool and are mandatory to be respected
  - Please do not hang towels and swimming costumes over balconies
- 14. Damages and breakages**
- All damages and breakages must be reported to the Guest Manager as soon as reasonably practicable. Failure to report them will likely result in a penalty deduction from the security deposit.
  - To avoid damages and breakages, no furniture is to be moved from one room to another without prior agreement.
  - No bathroom towels are to be removed from the property (i.e. for beach use). Separate beach towels are provided and only these should be taken for pool or beach use.
- 15. Locked areas**
- All locked areas are designated for the owner and/or Guest Manager. Any attempt to enter locked areas is a breach of the Rental Conditions and would result into an immediate termination of the agreement and/or in a penalty deduction from the security deposit.
- 16. Privacy**
- The owners or the Guest Manager will not enter the rented apartment or use the guest's personal belongings without prior announcement to and permission from the guest.
  - In exceptional circumstances and in the absence of a guest, the owner or Guest Manager has the right to enter the apartment to prevent the occurrence of possible damage or danger. The owner / Guest Manager is obliged to notify the guest about the entry into the apartment at the first subsequent contact.
- 17. Check-out arrangements**
- At check out, please leave the apartment neat and tidy. Beds shall be left dressed and towels can be hanging on the hangers. Please do not put towels on the ground (especially wet towels) since cleaning crew might not manage to clean the apartment within few hours after your departure; and
  - Fill and start the dishwasher upon your departure if you have used dishes and they are dirty; and
  - Bring in and place all cushions of the terrace furniture into the storage room on the roof if rainy or bad weather is forecasted for the next 24/48h. Close the sun umbrella, close all lights inside and outside and close all windows; and
  - At the day of your departure, leave all received keys close to the entrance in the silver plate on the black console and pull the door closed behind you. If a key is missing, the security deposit will be withheld to replace all locks.
- 18. Emergency**
- In the event of an emergency relating to Yellow Jasper, your emergency contact is:  
[Holidayrentalscds@gmail.com](mailto:Holidayrentalscds@gmail.com) +34 618 392 648
- 19. Complaints**
- In case the Guest should have any complaints, a complaints book is available in the left furniture of the dining room.
- 20. Compliance**
- In the event of disregarding the house rules, the owner / Guest Manager has the right to refuse the provision of further services / accommodation.
  - The Owner and Guest Manager reserves the right to expel all guests and or visitors from Yellow Jasper, who refuse to follow these Rental Conditions or who cause a nuisance to neighbors or other residents of the resort.

Contact details of the local Guest Manager:

**CDS Property Spain** Phone: +34 618 392 648  
 C.C. Las Petunias, 2 Local 2 Web: <https://cdsproperty-spain.com>  
 29660 San Pedro de Alcantara e-mai: [info@cdsproperty-spain.com](mailto:info@cdsproperty-spain.com)