

PRIVATE ROOM RENTAL AGREEMENT
(Contrato de Arrendamiento de Habitación)

IN PUERTO DE LA CRUZ, ON _____ OF _____ OF 20_____

GATHERED

ON THE ONE HAND — THE LANDLORD: Mr. LEYBER ALEJANDRO CEDEÑO ÁLVAREZ, adult, with ID number 04728727L, domiciled at Calle Julio Romero Torres 6, San Nicolás, 38400, Puerto de la Cruz, Santa Cruz de Tenerife.

ON THE OTHER HAND — THE TENANT: Mr./Ms. _____, adult, with ID number _____, whose identification details are attached.

Both parties recognize each other's full legal capacity to execute this agreement and,

STATE

FIRST — PROPERTY

That Mr. Leyber Cedeño Alejandro Álvarez is the owner and resident of the property located at Calle Julio Romero Torres 6, San Nicolás, 38400, Puerto de la Cruz, Santa Cruz de Tenerife.

SECOND — OBJECT

Both parties agree to lease the furnished private **room identified as** _____ within the aforementioned residence. The Tenant is granted the right to use the shared areas of the residence, including the kitchen, living room, coworking spaces, bathrooms, garden and laundry area, jointly with the Landlord and other residents.

THIRD — NATURE OF THE AGREEMENT

This agreement concerns the rental of a private room within the Landlord's own residence, with shared use of the common areas. The Tenant's stay is agreed for the specific period and purpose stated in this agreement and is not intended to constitute tourist or vacation accommodation. The stay is temporary and motivated by the following specific circumstance:

- ☐ Remote Work / Digital Nomad ☐ Study / Training
☐ Temporary Professional Assignment ☐ Transitory Personal Circumstances

No hotel, tourist or professional accommodation services are provided. This agreement is governed by the Spanish Civil Code and other applicable provisions governing the rental of rooms within a private residence.

CLAUSES

FIRST — DURATION

The rental is agreed for a specific period:

Starting date: _____ **Ending date:** _____

The minimum contractual stay is **32 consecutive nights**. Upon expiration of the agreed term, the Tenant must vacate the room and return it to the Landlord in good condition.

Any extension must be agreed in writing before the original end date. An extension is not automatic and may require confirmation of the Tenant's continuing temporary purpose, as well as a new written agreement.

SECOND — PRICE, PAYMENT AND INCLUDED COSTS

The **total rent** for the agreed period is: € _____

The rent must be paid in full before the Tenant's arrival, unless otherwise agreed in writing.

The rent includes:

- Use of the private room.
- Use of shared areas and facilities.
- Coworking furniture and facilities.
- Electricity, water and high-speed Internet.
- Ordinary maintenance and conservation of shared areas, including periodic cleaning of common areas, gardening and jacuzzi maintenance.

These inclusions are part of the rental arrangement and **do not constitute hotel or tourist services**.

THIRD — CANCELLATION AND CHANGES

If the Tenant cancels more than 32 days before the agreed move-in date, the amount paid will be refunded, excluding any non-refundable payment-processing fees incurred by the Landlord. No cancellations or changes to the reservation or agreed dates are permitted 32 days or less before the move-in date.

Any refund will be made using the original payment method.

FOURTH — TENANT'S OBLIGATIONS

The Tenant agrees to:

1. Keep the private room and shared facilities in good condition.
2. Promptly notify the Landlord of any damage, defect or breakdown.
3. Respect the rules of the property and the other residents.
4. Avoid activities that disturb neighbours or residents.
5. Respect quiet hours from 00:00 to 07:00, Monday to Friday.
6. Not make copies of keys without authorization.
7. Use all facilities responsibly.
8. Follow the applicable rules governing the use of the jacuzzi and other shared facilities.

FIFTH — OCCUPANCY

The private room is **rented to a maximum of** _____ person(s).

The Tenant may not exceed the agreed occupancy without the Landlord's prior express authorization.

SIXTH — ASSIGNMENT AND SUBLEASE

The Tenant may not sublease, assign, transfer or otherwise give possession of the private room to another person without the Landlord's prior express written authorization.

SEVENTH — EARLY TERMINATION

If the Tenant voluntarily terminates or abandons the agreement before the agreed end date, no refund of rent already paid shall be due, except where otherwise required by applicable law.

If the Landlord terminates the agreement for reasons not attributable to the Tenant's breach, the Landlord shall refund the proportional amount of rent paid for the unused period.

Nothing in this clause limits either party's rights in the event of a legally justified termination.

EIGHTH — NO HOTEL OR TOURIST SERVICES

The Landlord does not provide hotel, tourist or professional accommodation services.

In particular:

- The Tenant is responsible for washing and changing their own bed linen and towels during the stay.
- The Landlord does not clean the interior of the private room during the stay.
- The Landlord does not provide daily room cleaning or personal housekeeping services.
- The Landlord does not provide meals, reception services or tourist services.
- Residents may voluntarily organize social activities, dinners, outings or other activities. These are private and voluntary community activities and are not services provided by the Landlord.
- Any local recommendations provided by the Landlord are informal and do not constitute a professional tourist service.

NINTH — APPLICABLE LAW AND JURISDICTION

This agreement shall be governed by the **Spanish Civil Code and other applicable provisions governing the rental of rooms within a private residence.**

Any disputes shall be submitted to the courts and tribunals legally competent under Spanish law.

Having read and understood this agreement, both parties sign it at the place and on the date indicated above. The original signed agreement shall be retained by the Landlord.

THE LANDLORD

Signature: _____

Leyber Cedeño Alejandro Álvarez

THE TENANT

Signature: _____

Name: _____