



Essential Information



In this map you will find information about:

1. Telephone numbers Alarm / GP / Hospital / Casa Morissa
2. Free to use
3. Swimming pool
4. Restaurants
5. TV
6. User manuals house and equipment
7. Procedure to check out
8. Complaint form
9. House rules / Terms and Conditions

The wifi code is **Moraira123@**. You have the best result when you connect to both networks: HUAWEY

We would like to remind you that Casa Morissa is a **non-smoking** villa!

Contact information house manager

Jaqueline Kuiper +34 634 30 50 04



Alarm / GP / Hospital / Casa Morissa

Below are listed several telephone numbers and addresses where you can find (medical) assistance. The distance mentioned is the distance from Calle El Mero 23. We advise you to make a picture of this page so that wherever you are you will not lose any time in case of emergency.

Alarm numbers			
General: 112	Ambulance: 061	Fire brigade: 080	Police: 091

Farmacia Ldo Jaime Signes Borrell	2	+34 966 49 78 45	<u>Ctra. Moraira a Calpe, km 3, 03720, Alicante, Spanje</u>
HCB Calpe Internacional	11	+34 966 07 27 37	<u>Av. Diputación, 49, bajo, 03710 Calp</u>
International Clinic Moraira	3,8	+34 966 49 12 59	Ctra. Moraira a Calpe, 124, Moraira
Dr. Holger Stolpe	5	+34 966 49 08 01	Carrer de les Tosqueres, 1 Moraira
Centro de Salud Moraira	5	+34 965 73 90 80	Carretera Moraira-Calpe 12 Teulada - Moraira
Clinica Benissa Dutch GP Max Meertens	7	+34 965 73 31 57	Avda. País Valencià 19 Benissa
Farmacia Ldo Jaime Signes Borrell	2	+34 966 49 78 45	<u>Ctra. Moraira a Calpe, km 3, 03720, Alicante, Spanje</u>

Owners of Casa Morissa. Edwin en Henriette Barneveld
+31637443663



Free to use

You are free to use the spices, olive oil, vinegar, shampoo, detergents and other products that you find in the villa. In case you run out of something, please replace it. Everything is available at the Pepe la Sal supermarket around the corner.

We do not throw away coffee, tea and packed unopened goods from previous guests. You are also free to use these.

Restaurants

In this area the amount of restaurants is almost endless. It's always fun to discover new ones. Our site can be a big help in making the right choice. And if that is not enough here are a few more; small restaurants, some in the villages in the region, others a bit further away in the mountains.

Village

- Quiña de Dos (Benissa)
- Grizzley (Calpe)
- Maxim (Moraira)
- Sage (Moraira)
- Casa Lili (Moraira)

Mountains

- Sonja l'Obrer (Benimantell)
- La Venta del Collao (Benimaurell)
- Vista Bernia (Jalón)
- Casa Susi (Jalón)
- El Peón de Pinos (Pinos)



User manuals house and equipment

Should you have any questions about the equipment, in the in the base cupboard in the utility room you will find a box with all the manuals.

- Coffee machine
- Stove
- Dishwasher
- Washing machine
- Airconditioning
- Television
- Wifi router
- Smoke detectors

Like every house this house also has a few 'need to knows'.

- Water: The main switch is in the large cupboard in the pantry.
- Electricity: The fuse box is near the stairs on the ground floor. In case you use almost all the equipment at the same time there is a possibility that you exceed the maximum capacity which will lead to a power failure. You can solve this by switching of a few devices and lift the switches in the fuse box.
- Gas: We have five large bottles in in a shed near the driveway. The chance that the bottles are empty is very small but if they are, please contact the house manager.



Pets

Small dogs up to 15 kg are allowed in Casa Morissa. However, we have rules for four-legged friends. Dogs are not allowed in the bedrooms and on the sofas. Dogs are also not allowed to do their business on the grounds of Casa Morissa. If we find that this has happened, we reserve the right to charge additional cleaning costs, which we will withhold an amount from the deposit.

Use of the swimming pool

The swimming pool is maintained by a company. They come to clean the pool twice in the high season and once a week in the low season. We find it important to keep the swimming pool clean. A little bit sunscreen can make the water cloudy. Therefore, **always shower before** entering the pool. Use of the swimming pool is at your own risk. Are there leaves in the pool? You can remove them with the landing net.

Use of sheet and towels

We use white towels and sheets at Casa Morissa. If it is necessary to wash it, only wash it with white laundry and a scoop of Vanish for white laundry.

Procedure to check out

We made a short list of relevant issues.

- You can check out until 10.00 o'clock AM unless we agreed otherwise
- We expect you to leave the house and inventory in a clean and orderly condition
- Put everything back in its place
- Empty the garbage bins in the containers at the street
- If you used the BBQ please clean it properly and empty the ashtray in the container
- Close the doors and windows before you leave and switch of heating and air-conditioning
- Should there be any damage which you did not report yet please do so before you leave

Hope to see you again in Casa Morissa and have a safe journey home



Terms and Conditions Holiday home

Calle El Mero 23 Benissa

1. Obligations for the owner

1. We (the owners) fully comply with legal and regulatory requirements for the rental of holiday homes in Spain.
2. We shall make the house and inventory, in good condition, available to you (the tenant) at the agreed date and time.
3. We guarantee that the house fits the description on our website and is suitable for six persons.
4. We will do our best to solve defects should they occur.

2. Obligations for the tenant

1. The maximum number of guests is eight. You are not allowed to exceed this number.
2. You, your fellow tenants and your visitors will handle house and inventory with care.
3. The house rules which are present in the house are part of the rental agreement.
4. It is not allowed to smoke in the house. There are smoke detectors and a fire extinguisher.
5. It is not allowed to cause any inconvenience or trouble for other residents or surroundings.
6. When necessary, you have to take the appropriate measures to avoid damage.
7. In case of damage or an increased chance on damage you report this to us in writing immediately.
8. You are not allowed to place extra beds, tents, caravans or mobile homes.
9. You must bring your own garbage to the garbage collection points.
10. You are not allowed to use the house to organizing parties.
11. You are not allowed to sublet the house or part of the house to a third party.
12. You are not allowed to deny our request to enter the house.



3. Liability

1. You are responsible for damage caused by you, your fellow tenants or your visitors.
2. We are not responsible for damages caused by defects of the house or inventory, unless the defect was known to us at the beginning of the rental period.
3. We are not responsible for damages caused by storms, lightning, natural disasters or other catastrophes.
4. We are not responsible for loss, theft, damage or injury of any kind during your stay.
5. We are not responsible for excessive noise levels or any other inconvenience like for instance potential construction activities in the area.

4. Payments

1. We expect the first payment, 50% of the rent, directly by booking and the deposit.
2. You pay the rest, including the deposit, at least two months before the beginning of the rental period.
3. When you book the house less than two months before the beginning of the rental period, you directly pay the full amount.
4. We are allowed to cancel the booking if you don't pay in time or incomplete. In that case we will charge you the costs mentioned in article 6.3.
5. All payments are to be made in the name of E. Barneveld en H. Hobbelink to our
bank account ES6100817468250002255930

5. Deposit

1. The deposit is meant to cover potential accidents or damages to the house and inventory.
2. When everything is left in good order and there is no loss or damage, we will refund your deposit within a week. If the damage exceeds the deposit, we will charge you for the extra costs.
3. We also use the deposit to settle the costs for gas and electricity, extra linen, extra cleaning and the extra packages.
4. We will never take advantage of the deposit. However, we can get critical when there was no respect for the house and inventory or when damage was not reported.



6. Cancellation

1. We sincerely hope you will be able to enjoy your holiday. But if it is necessary to cancel the reservation, we would like to be informed as soon as possible, by phone and in writing. We then will confirm the cancellation by email.
2. You are allowed to cancel for free within two weeks after signing the rental agreement. This is not possible when you book less than two months before the start of the rental period.
3. If you cancel the agreement after these two weeks, you pay the following cancellation costs:
 - 50% of the rent after two weeks of your booking.
 - 75% of the rent when you cancel between one and two months before the start.
 - 100% of the rent when you cancel less than one month before the start.
4. In case of cancellation, we of course immediately repay the deposit.
5. If you decide during the rental period not to use the house, you are not entitled to a repay.
6. If we are forced to cancel the agreement as a result of force majeure, we will immediately let you know and repay your payments. In that case you have no other rights than to claim this repayment.

7. Energy

1. We will charge you for the energy according to the actual price of our supplier.
2. We will settle the costs with the deposit.

8. End of the rental agreement and delivery

1. The house is intended only to be used for short stay. The rent will end after the agreed rental period.
2. We expect you to leave the house and inventory in a clean and orderly condition. Put everything back in its place, clean the garbage bins and clean the kitchen. After that the final cleaning will take place.
3. Close the doors and windows before you leave. And also switch of heating and air-conditioning.



9. Failure to comply

1. If one of us fails to comply his obligations the other one has the right to dissolve the agreement in whole or in part. Of course this is not allowed when the failure does not justify this dissolution and its consequences.
2. If this dissolution is caused by us, we will repay the corresponding part of the rent. If you caused the dissolution then you are not entitled to any repayment.
3. If you leave the house later than agreed, we have the right to charge you for the proportional part of the rent and extra costs we have to make.

10. Consequences of nullity or declaration of nullity

1. If a part of the rental agreement and/or these terms and conditions is found to be null and void, the validity of the remainder of the agreement and/or these terms and conditions shall not be affected.
2. Should a part be null and void then this will be replaced with a valid one having as much as possible the same intension and purpose as the invalid one.

11. Applicable law and competent court

1. The agreement is governed exclusively by the laws of the Netherlands.
2. Disputes can only be settled by the court of Overijssel, location Almelo.