

Goeffels.de

Terms & Conditions - Landlord

Dear landlord!

We are pleased that you would like to offer your holiday property on the Goeffels.de website.

Legal Provisions

According to Article 92/2009 in Spain, since March 2016, the owner of a house used for tourist purposes has been obliged to obtain permission to rent it.

The owners who offer their property on our website are obliged to comply with the legal regulations of the respective country.

Goeffels.de will assist the owner with the registration as well as the obtaining of the necessary documents.

Goeffels.de is obliged, in accordance with the Order HAC/612/2021, to provide an informative statement of rental income to the tax office (Modelo 179).

Services

In the event that the holiday home is located on the Costa Blanca, the installation as well as the taking of professional photos will be carried out by Goeffels.de. On request, the owner receives an access code and can make entries and changes himself.

Goeffels.de also takes care of the activation on other good Internet portals as well as the support of tenant inquiries up to the conclusion of the rental agreement at no additional cost.

The monitoring of rent payments is carried out by Goeffels.de free of charge. The rental payments are forwarded to the owner on a pro rata basis immediately after receipt of payment.

Goeffels.de works in a team with responsible caretakers who take care of the cleaning and instruction of the tenants. The cost of pre-cleaning the house must be borne by the owner.

If desired, the owner himself can provide suitable house and tenant caretakers.

Cost

For the mediation, Goeffels.de charges a commission of 12% plus VAT.

Handling charge

In addition to the above-mentioned remuneration, Goeffels.de also charges the tenant a processing fee of € 42 (excluding VAT).

Procedure of the booking

As soon as a prospective tenant fills out the booking form, the owner automatically receives a notification and must confirm this request.

The tenant receives confirmation of the booking option from us.

As soon as Goeffels.de receives the firm booking confirmation from the tenant within one week, the rental agreement will be sent by e-mail.

With his deposit, the tenant confirms the terms and conditions of the contract, which were sent to him by us.

These can be viewed on the website under the item "Rental agreements".

The deposit is between 30 - 40%, which must be paid immediately by the tenant.

The final payment is due 4 - 6 weeks before arrival.

The owner also has the option of collecting the full rent payments himself. In this case, Goeffels.de will then issue a commission invoice.

Goeffels.de retains the commission from the respective deposit and final payment on a pro rata basis.

Left

Unfortunately, it is not possible to set a link to your own website on Goeffels.de website - or to contact the tenant privately.

Customer protection

There is customer protection for the tenants mediated by Goeffels.de. This means that if one of the tenants contacts the landlord or his caretakers directly after the holidays and would like to book again, he would have to be referred to us or we would have to be informed of this booking to be able to complete the booking process.

For these "regular customers", the agreed commission is charged for each booking.

Withdrawal from the lease agreement

In the event that the landlord has to withdraw from the rental agreement, he would be liable for damages to the tenant and must, for example, pay the difference to a possibly higher rental price. The commission for Goeffels.de would still be charged.

Maintenance of the website:

The owner can, if desired, maintain the website of his house himself. He can change texts as well as insert or exchange images. He must ensure that he has permission to publish the images he has put online. Any claims for damages for unauthorized use shall be borne by the owner. In this regard, he is liable to pay damages to Goeffels.de.

Condition of rental property

The landlord is obliged to hand over the rental property to the tenants of Goeffels.de in perfect condition.

If the property has a pool or garden, the owner is obliged to provide Pool keepers and gardeners to employ.

Suitable people can be recommended by Goeffels.de if desired.

Liability

The activity of Goeffels.de is only an intermediary activity. We assume no liability for any damage caused by tenants. The corresponding caretakers take a deposit from the tenants and the house is checked after moving out (which, however, does not exclude the possibility that any damage may be overlooked).