MONTHLY STAY RENTAL AGREEMENT

Direct bookings | Additional conditions for 28-59 nights

PROPERTY	Thalassea - Athenian Riviera	Kastellorizou 78, 166 73 Voula, Greece
REGISTRATION	Greek Short-Term Rental Registration (AMA): 00003170872
CONTACT	contact@athalassea.com
GUESTS	Primary guest: _____	Other registered guests: _____
BOOKING	Reference: _____	Nights: _____	Guests (max 4): _____
DATES	Arrival: _____	Departure: _____

This Agreement supplements the General Booking Terms & House Rules and the direct-booking confirmation. It is intended only for stays of 28-59 nights. The agreed price, payment schedule and cancellation policy remain those provided to the guest before booking.

1. Temporary accommodation and occupancy

The furnished apartment is let for the confirmed dates only and accommodates a maximum of four registered overnight guests. No unapproved occupants, subletting or use of the living room for sleeping. Any extension must be agreed in writing before the original check-out date. Arrangements of 60 nights or longer require separate assessment and documentation.

2. Monthly utilities allowance

The rental price includes a combined allowance of €100 per 30 nights towards electricity, water and internet. For a stay that is not an exact 30-night multiple, the allowance is prorated: €100 × (number of nights ÷ 30). Only the documented cost exceeding the applicable allowance is payable separately; if the total is below the allowance, no additional utilities payment is due.

3. How utility costs are calculated

Electricity meter readings (including day and night registers where applicable) will be photographed at the beginning and end of the stay. Electricity charges will be calculated from actual recorded consumption and applicable supplier charges, supported by bills or rate information. Water and internet costs will be supported by invoices or a reasonable time-based allocation where billing periods differ. The guest will receive an itemised statement; unrelated charges or pre-existing balances will not be passed on.

4. Payment of excess utilities

If utilities exceed the allowance, the excess will be communicated with supporting documents at the end of the relevant monthly period or on check-out. Payment will be made using the agreed direct-booking method (secure card payment or bank transfer). No estimated or automatic penalty will be charged in place of actual documented costs.

5. Reasonable energy use

Electricity may be more expensive in Greece than in some guests' home countries. Frequent or continuous use of air conditioning, heating or other high-consumption appliances can increase costs. The aim of the allowance is to provide a fair level of included utilities while allowing guests to choose their preferred usage.

6. Cleaning, laundry and linen

Fresh bed linen and towels are supplied on arrival; a washing machine is available in the apartment. No hotel-style or scheduled housekeeping is included. If desired, guests may request contact with an independent cleaning provider and arrange any extra service and price separately, subject to availability. The apartment must be maintained in reasonably clean condition throughout the stay.

7. Pets, smoking and care of furnishings

The General Booking Terms remain in force: no pets except where applicable law requires an exception; no indoor smoking; respect for quiet hours and neighbours; and reasonable care of furniture, equipment, blinds, hot-water controls and the electricity card. Report maintenance issues immediately.

8. Damage, extraordinary cleaning and repairs

The guest may be responsible for documented damage caused by negligence or misuse, missing keys/cards, or objectively necessary cleaning substantially beyond ordinary turnover. Any reimbursement request must reflect reasonable actual costs and exclude ordinary wear and tear. Access for necessary maintenance is arranged with reasonable notice except in an emergency or as otherwise permitted by law.

9. Departure and cancellation

The apartment must be vacated by the agreed check-out time, with all keys and the electricity card returned. Cancellation and early departure follow the conditions accepted in the direct-booking confirmation and mandatory Greek law. This Agreement does not create an additional cancellation fee.

10. Terms and governing law

The General Booking Terms & House Rules form part of this Agreement. In the event of a conflict, these specific monthly utility provisions control for this booking. Greek law applies, subject to mandatory guest protections. Questions and supporting documents may be sent to contact@athalassea.com.

CONFIRMATION

The undersigned acknowledge the reservation information above and agree to the additional monthly-stay conditions, subject to mandatory Greek law.

HOST / AUTHORISED REPRESENTATIVE

Name: _____

Signature: _____

Date: _____

PRIMARY GUEST

Name: _____

Signature: _____

Date: _____