

Lagos Long Lets General Rental Terms

Unless otherwise agreed, the following general terms apply to Long Lets and Winter Lets:-

Long Let v Winter Let

- The Winter Let rates apply to the Low Season (November to March excluding Easter) for a minimum of 3 months. In some cases, the Winter Let can be extended outside these parameters although a higher rate would be applied. Similarly, shorter than 3 months may be possible, also at a higher rate.
- The Long Term rates are usually for contracts of 1 year or longer. In some cases, a term of between 6 and 12 months can be agreed but not usually including July or August.

Utilities

- Utilities costs (water, gas, electricity, phone/internet) are at the expense of the tenant. They are charged at the end of each month and the cost of actual consumption during the tenancy including the standing charges.
- When renting a villa with a private garden, the irrigation of the garden required during the warmer months will be included in the water charges paid for by the tenant.

Council Rates, Condominium Fees, Agency Fees

- Council Rates, Condominium Fees, Agency Fees are all costs borne by the owner of the property.

Cleaning / Laundry

- A cleaning and laundry service is not included as standard for Long Lets and Winter Lets.
- We can arrange cleaning for clients at €10.50+IVA per hour and laundry of sheets and towels for €2.50+IVA per kilo.
- The property will be handed over clean and fully functioning and should be returned in the same condition. Any additional cleaning required will be charged at the rates above.
- Bedding, linen and towels are supplied for Winter Lets. They are not necessarily supplied for Long Term lets.

Pets

- Please advise when making your enquiry whether you have any pets you will be bringing with you. If pets are permitted at a property and on the condominium (if applicable), special cleaning terms may apply and an additional security deposit is usually requested.

Security Deposit/Payment Terms

- To secure a long-term rental, a non-refundable deposit is taken which will be used as the first months' rent. A security deposit, usually equivalent to 2 months' rent, is taken before the start of the tenancy and returned following the inspection the condition of the property after tenants have vacated.
- For shorter term Winter lets (3 months or less), 25% of the full rental amount is paid on reservation and the balance paid 6 weeks before arrival together with the security deposit. The utilities are paid monthly in arrears as is the case for long term rentals.