General Terms & Conditions – Spiti Moe

GENERAL TERMS & CONDITIONS – SPITI MOE REAL ESTATE & HOLIDAY RENTALS

Last updated: May 2026

1. Company Identity

These general terms and conditions apply to the services of:

Spiti Moe Real Estate
West Crete, Greece
E-mail: info@spitimoe.com
Website: www.spitimoe.com

Spiti Moe is active in:
- real estate brokerage and property sales in Crete;
- assistance for foreign buyers purchasing property in Greece;
- holiday rentals and vacation property management;
- project guidance and real estate consultancy.

Spiti Moe does not offer long-term rentals as a fixed activity unless otherwise agreed in writing.

2. Applicability

These terms and conditions apply to:
- the use of the Spiti Moe website;
- all quotations, communications and services of Spiti Moe;
- real estate brokerage;
- holiday rentals;
- real estate consultancy;
- reservations and bookings made directly through Spiti Moe.

3. Role of Spiti Moe

Spiti Moe may act as:
- real estate agent;
- intermediary between buyer and seller;
- holiday rental manager;
- representative of an owner;

- holiday rental organizer;
- real estate consultant.

The role of Spiti Moe will be clearly communicated per property or project.

4. Real Estate Sales and Commission

When purchasing property through Spiti Moe, both the buyer and the seller are liable to pay a commission to Spiti Moe.

The standard commission is:
- 3% excluding VAT payable by the buyer;
- 3% excluding VAT payable by the seller.

The commission becomes due once a binding agreement has been signed.

5. Property Information

Spiti Moe compiles property information, sizes, plans, prices, photos and descriptions with the greatest possible care.

All information on the website is purely indicative and non-binding.

Buyers remain responsible for:
- legal verification;
- technical inspections;
- urban planning checks;
- financial feasibility;
- permits;
- due diligence.

6. Off-Plan Projects

For off-plan projects, plans, materials, finishes, prices and timing may change during the construction process.

Visuals and renders are illustrative only.

7. Liability

Spiti Moe shall only be liable for direct damage caused by intentional fault or gross negligence.

Any liability shall always be limited to the amount of commission effectively paid.

8. External Partners

Spiti Moe works together with lawyers, notaries, engineers, architects, contractors and other external partners.

These parties remain independently responsible for their own services.

9. Privacy and Personal Data

Spiti Moe processes personal data in accordance with GDPR/AVG legislation.

More information is available in the privacy policy on the website.

10. Force Majeure

Spiti Moe shall not be liable for delays or cancellations caused by force majeure such as natural disasters, pandemics, government measures or extreme weather conditions.

11. Applicable Law

All agreements and services of Spiti Moe are governed by Greek law.

PART II – HOLIDAY RENTAL TERMS

12. Reservation and Payment

A reservation is only final after written confirmation and receipt of the deposit payment.

Unless otherwise stated, the following payment conditions apply:
- 30% deposit upon reservation;
- remaining balance before check-in.

All prices are displayed in euro (EUR).

13. Security Deposit

For certain accommodations, a security deposit may be requested to cover damages or violations of house rules.

14. Cancellation

Unless otherwise agreed in writing, the following cancellation conditions apply:
- more than 60 days before arrival: refund minus administration costs;
- between 60 and 30 days before arrival: 50% payable;
- less than 30 days before arrival: 100% payable;
- no-show: no refund.

15. Check-in and Check-out

Unless otherwise agreed:
- check-in from 16:00;
- check-out before 10:00.

16. Use of the Accommodation

The main booker must be at least 18 years old.

Parties, events and excessive noise are prohibited unless approved in writing beforehand.

17. Safety and Liability Holiday Rentals

Use of swimming pools, terraces and other facilities is entirely at the guest's own risk.

Spiti Moe cannot be held liable for theft, loss or accidents.

18. Final Provision

If any provision of these terms and conditions is found to be invalid, the remaining provisions shall remain fully valid and enforceable.

Spiti Moe reserves the right to modify these terms and conditions at any time.