

The homepage/website for this villa is www.rent-luxury-villa-in-marbella.com .

This villa is **ONLY** being advertised on:

- **rent-luxury-villa-in-marbella.com / rentvillamarbella.com** (this site)
- **spain-holiday.com**
- **holidaylettings.co.uk**
- **holiday-rentals.co.uk**
- **abritel.fr**

If you find the description or photos of the villa on other websites please contact me to prevent fraud.

Recently description and photos of the villa could be found on tripadvisor.com and world-rentals.com but this is FRAUD and you should not make contacts using these websites or similar.

To prevent fraud I always reply using my company email address. You are then able to find my company website and the telephone number of the company. Then you can call my company and ask for me. This way you could make sure that THIS is not a fraud site.

Payment for this villa you can do by bank transfer or PayPal. Using PayPal you can always be sure that this is not fraud because every PayPal account owner is checked for validity and existence with address and passport identification. If bank transfer is used then the bank is Banco de Andalucia, Fuengirola. BIC: POPUESMM where you can check the validity of the bank account.

Even though you might not rent this villa I hope that you take the time to read the section below "Holiday rental scams". When looking at other websites it might help you not being scammed.

Claus Nielsen



To avoid being scammed by bogus holiday rentals, follow these steps to check if an apartment or villa is genuine before booking.

Holiday rental scams – how to check if an apartment or villa is genuine

- Check the rental price if it is too cheap to be true - it might be fake. Why should a home owner give you that good price??
- Do a Google search with sentences from the villa description. If you find it on different sites with different owners - some of these might be fraud.
- If booking through a rental listing site, such as holiday-rentals.co.uk, holidaylettings.co.uk or ownersdirect.co.uk the adverts should show (near the contact details at the bottom) how long the property has been advertised on the site. The length the advertiser has been on the site is usually a good indicator of the owners experience. The longer the better.
- Although many holidaymakers now book holidays via email and online forms without speaking to owners, speaking to someone on the phone can be reassuring that the holiday home is genuine and as advertised. Ask the advertiser questions about the location, good restaurants, attractions etc. to get a feel for the place. Serious rental owners will be happy to oblige.
- Don't trust testimonials and reviews - they can be 'phoney'.
- Do you have contact details for the owner, including both their home & holiday let address and landline number. Although some owners will be unwilling to disclose these on their websites due to their own fraud concerns, there should be no problems getting these at the booking contract stage when the owner knows you are serious. If you have concerns, ask for a utility bill for proof of ownership.
- Once you have these details turn to the search engines to do some research on the owner, the property, phone number etc. By entering the address into Google maps you should be able to verify the address and on some instances, use Google street view to see the actual holiday let. Do the photos on the advertisements match the images on street view? Is there a booking contract? The advertiser should send you a booking contract to sign, which outlines the terms and conditions of the holiday before you book. Can you post this rather than email it. Once booked a contract should be issued.

- Are availability calendars updated? Although some advertisers leave theirs all available to try and sell alternative dates to enquirers, a calendar showing all available could be a 'flag' as scammers tend to re-sell peak weeks, as these are the most expensive.
- If the owner has their own website, do a who is which shows details of who owns the website domain. Does it match the owners details provided. How long has the domain been registered for?
- Check if the account information in a booking contract is different than the name of the contact person/owner. If different then it might be fraud.

Protecting payments

The level of protection you have depends on how you pay for your holiday. Consider the following payment options before you send any money.

- Personal cheques and electronic bank transfers are the preferred method of payment for many holiday let owners, so don't be alarmed if this is the only payment method available. However, once the cheque or money transfer is cashed, there is very little consumer protection and it will be difficult to recover funds in cases of fraud. Following the steps above and sending a check by post to an address, not a post box can help safeguard against fraud.
- Some owners may have a PayPal account, which allows you pay online via credit card. Payments by PayPal are covered for 45 days after payment, so if you pay your balance 6-8 weeks before (which is standard practice) this should give you enough time to make a claim following a fraud.
- Paying by credit card offers the most comprehensive protection from fraud. There is protection on most payments of EUR 100 and above. The problem is that most holiday let owners don't offer this facility due to high costs. However, if you are booking through an agency they should offer this facility.
- Debit cards may offer some protection through the chargeback scheme, but this varies so check with your bank.
- Be wary of paying for accommodation by untraceable methods such as a wire transfer company.
- Common holiday rental payment procedure is 25% deposit and then the balance 6-8 weeks before departure. If full payment is requested up front be wary. Obviously late bookings will require full payment, but try and use a payment method that offers protection such as PayPal or credit card.