



Rental Contract Analysis

CLAUSES DETECTED

14

WARNING SIGNS

3

Overview

A 14-clause contract with 3 warning signs. The first two hit your wallet and your privacy, and neither is enforceable as drafted; the rest of the contract follows the LAU.

Detailed clause analysis

Rent increases

High Risk

The contract raises the rent by a flat 10% every year. Rent may only be updated using the legal reference index (IRAV), so that figure is not enforceable.

TIP

Ask for the clause to read "per the applicable legal reference index" instead of a fixed percentage. If you have already signed, any rise above that index is not enforceable.

LEGAL REFERENCES: [Art. 18.1 of the LAU](#)

Landlord access to the property

Medium Risk

It lets the landlord come in "whenever deemed necessary". Your home is inviolable: visits are agreed with you, with notice in advance.

TIP

Propose replacing it with visits agreed with you, 24 to 48 hours ahead, and only for a stated reason.

LEGAL REFERENCES: [Art. 18.2 of the Spanish Constitution](#)

Term and renewals

Low Risk

Five years with annual renewal: this meets the legal minimum for a landlord who is a private individual.

LEGAL REFERENCES: [Art. 9 of the LAU](#)

Red flags / Warnings

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