Co-Living50+

BY SECOND HALF WORKS

Your Villa as Co-Living50+

Partnering with us · Second Half Works · 19 November 2026

Who we are

Second Half Works connects villa owners in Spain with Canadian and US community members aged 50 and over who want to live for a season among their peers. We call this Co-Living50+. We do not lease, sublet or manage your property. We are the go-between: we find suitable homes, oversee their preparation for our clientele, and bring you qualified, respectful and wealthy community members.

You keep full control. You sign the lease directly with each community member and collect the rent yourself.

The advantages to you

- **Highly qualified, financially secure tenants**, screened by us before you meet them.
- **Significantly more income than a standard rental**, because each room is let individually to a community member.

Our clientele

Our community members are Canadians and Americans aged 50 and over who want to spend between one and four months living in Spain alongside people at the same stage of life. They are:

- **Screened by us** before we introduce them to you, including identity and references.
- **Financially secure**, with the means to pay for a stay abroad without strain.
- **Serious professionals**, working or recently retired, many of them working remotely.
- **Looking for community, not a party.** They want their own private space, shared meals and conversation in the evenings, and a calm, well-kept home.

They are not tourists on a short holiday, and they do not need care or medical services. They want a home base in Spain for a defined period.

How it works

1. **We identify your villa** as a good fit for Co-Living50+ and visit it.
2. **We explain what our community members need**: private rooms, shared living spaces and the standards set out below.

3. **We agree the terms with you**: our guidelines, a short set of written undertakings, and the contract format and contents that community members will sign.
4. **We present your villa to the Canadian and US market** through our platform, marketing, network and social media channels.
5. **We introduce screened community members to you.** You decide whom to accept.
6. **You sign the lease directly with each community member and collect the rent.**
7. **You pay our member fee monthly** (see Our fee below).

We do not hold deposits, collect rent or act as landlord at any stage.

Length of stay

Community members stay for **a maximum of four months**. Each stay is a temporary residence for a defined purpose, not a holiday let and not a permanent home.

The four-month maximum applies to every listing for now. Your villa must be able to offer stays of up to that length, and your leases must allow them.

What we ask of owners

To be listed, owners agree to:

- **Provide a private room for each community member**, small if necessary, that is theirs alone and can be locked.
- **Arrange an external cleaning service once a week.** Community members will be told that keeping the shared spaces (kitchen, dining area and outdoor space) in good order is their primary responsibility.
- **Hold every registration and licence** that Spanish national, regional and municipal rules require for stays of this length, and display any registration number in listings.
- **Contract directly with community members** using the contract format and contents agreed with us.
- **Honour the details we publish**, including price, availability and amenities.

Further guidelines and contractual undertakings will follow.

Our fee

You pay nothing to be listed.

> We take 10% of the monthly rent, brought to you by our community members.
> Contact us to discuss.

Second Half Works · Co-Living50+

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