

## Conditions and House Rules

### Reservation Conditions

The reservation becomes definite with payment of 20% of the total rental fee (with a minimum of \$ 150,-). The deposit must be paid in full within 7 days of the reservation being made. The account number for the payment will be emailed to you. The remainder of the amount due shall preferably be paid 3 weeks before arrival, or paid in cash upon arrival. All booking charges/bank charges are for the client.

### Cancellations

Cancellation by the client: for cancellation up to 8 weeks before arrival, the deposit will be returned. Later cancellation (between 8 to 4 weeks before arrival) the deposit will not be returned. For cancellation shorter than 4 weeks before arrival, the whole rental sum is to be paid. Cancellations must be emailed to us. For earlier departures there will be no restitutions.

### Cancellation by us

If any circumstances force us to cancel your reservation, you shall be notified forthwith, and, if at all possible, you shall be offered an alternative. If you do not accept this alternative, or we cannot offer you an alternative, you shall be reimbursed in full.

### Damages/ final cleaning and costs

In case of damages and/or losses to or of the rented space/furnishings or in case of gross negligence on the part of the client, the client is liable for these damages and/or losses, and the cost of repairing/replacing shall be payable by the client. The cost of gas, electricity and water is included in the rent (normal usage). Smoking inside the apartment is not allowed. If and when this has happened, a \$ 120,- US dollar surcharge shall be levied.

### Liability of the Lessor

We are in no way liable for injuries of the lessee, others in his party or any third party who are with lessee's agreement in the apartment and/or damages to any properties of the above mentioned persons.

### Obligations of the Lessee

The apartment may only be used as living quarters. Lessee shall use the quarters appropriately. Lessee shall not let more than the number of users agreed upon live in the rented space. Lessee shall not rent out any portion of the apartment to others, or let others make use of it. Lessee shall make every effort to ensure that neighbors will not be hindered in any way, by himself, others in his party or any third party who are in his presence with his approval. Lessee shall take the necessary steps to avoid any chance of damages occurring to the rented apartment, furnishing and appliances.

### Arrival and Departure

Arrival and check-in is possible from 3 p.m. and onwards, check-out up to 11.00 a.m.

We wish you an enjoyable stay!