

## The Fine Print

(conditions)

### GENERAL

Without the express permission of the owner, the tenant does not have the right to extend his stay or to reside in the residence for any period of time longer than that stated in his rental contract. Any other changes to the contract are only possible with the mutual agreement of both parties.

Without permission of the owner, the number of tenants may not exceed the number of 6 or the number agreed upon in the contract. The rental price shall be raised accordingly, and the necessary changes will be made in the contract.

### USE OF THE ROOMS

The tenant may only use the rooms in a peaceful manner and for their initially designed purposes. The rooms may not be made available to third parties without permission of the owner. The owner shall furnish the rooms according to their description and assure their functionality. Use of the rooms, their furnishings and other contents, the property, and any objects therein, such as toys, sandbox, wading pool, as well as the use of the creek and climbing trees is at the tenant's own risk. Parents are responsible for their children.

### LIABILITY AND DEPOSIT

A deposit when due, shall not exceed the full rental price, nor the price of one month's rent.

It shall be returned to the tenant upon departure, as long as no objection is raised.

The tenant is fully liable for damages or losses incurred by himself to the furnishings or rooms. In case of such damages or losses, the tenant must repay the full repair- or renovation costs of the damages. In case a deposit exists, the deposit will be minimized by the amount of the repair- or renovation costs considering the bill of costs proved by the owner.

The rest of a withheld deposit will be returned to the tenant after 2 month the latest.

### PETS

The presence of pets or animals without prior permission of the owner is a disregarding of the contract and constitutes a breach of contract.

### CONDITION OF THE ROOMS AND INVENTORY

The condition of the rooms and their contents shall be examined by the owner and the tenant upon arrival and departure.

### PAYMENT

Reservation will be valid, if this contract will be returned upon the date specified overleaf the latest, signed by the tenant and joined by a prove, that the advance of 25% of the rent has been transferred.

On the day of his arrival the tenant will pay the rest of the rent in cash.

The owner is entitled to the initially agreed upon full price even in case of a delayed arrival of the tenant.

The owner should absolutely be informed about a delayed arrival!

### BREAKING OFF THE STAY

When the tenant is breaking off the stay without reasons caused by the owner no refund will be paid, except the deposit if applicable.

### CANCELLATION

Cancellation has to come in as a registered letter or by telegram.

The owner claims a refund of loss in case of cancellation at short notice:

- > up to 30 days before the booked date: 95% of the total price
- > up to 46 days before the booked date: 75% of the total price
- > up to 60 days before the booked date: 50% of the total price
- > more than 60 days before the booked date: 5% of the total price

The owner naturally disclaims the refund in case he rents out a canceled period to someone else on the same conditions.

If the tenant does not arrive on the first day of the period covered by this contract, and if the owner rests without a message of the tenant after 24 hours, this contract will turn invalid and the owner will have the rental at his free disposal.

In case of cancellation of the contract by the owner, he will refund the double amount of the transferred advance.

### INSURANCE

For the tenant takes no risks as well, a travel-cancellation-insurance is recommended, available at many travel-agencies for the holder of a valid contract for a holiday rental.

### COMPLAINT

In case of complaint concerning the condition of the rental or its description the tenant has to make this complaint to the owner during the first three days of his stay.