

Terms tenants Berghaus Christel

Owner:

Christel en Robert-Jan Jonker
Bourbonhof 28, 3329 BK Dordrecht
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Tel number 0031 6-17100157.



Home Master:

1 General:

- The owner makes available to the tenant the agreed accommodation for the agreed period for recreational purposes, not for permanent occupancy. The latter will therefore be entitled to use this accommodation of the agreed type and for the indicated persons. The tenant is obliged to use the property including the existing inventory and the associated garden as a good tenant.
- The tenant has the obligation to comply with the agreement and the rules in the associated information. He ensures that the co-owner (s) and / or third parties visiting and / or staying with him / her comply with the agreement and the rules in the relevant information.
- These general conditions apply to all reservations and contracts concluded between the lessor and the lessee on the rental property.
- Deviations from these general provisions can only be agreed in writing.

2 Offers, prices & rates:

The prices and rates mentioned in the booking calendar of the accommodation website are leading.

- The offers, prices and rates mentioned listed on the booking calendar in the previous paragraph are without engagement and are subject to change. The price mentioned when making the booking is the price that will be used for the rental agreement.
- Prices are always inclusive of sales tax.

3 Accommodation reservations:

- Online reservation of the accommodation must be done through the booking form under the booking calendar of the accommodation website.
- The reservation is binding immediately after making the reservation via the booking form.
- If two reservations are made on the same day for the villa for the same period, the reservation will be recorded which made booking first.
- After the booking, the owner sends an information email to the tenant with the rental agreement, contact information and payment invoice.
- The tenant is obliged to check the booking and agreement details immediately after booking. When there are errors, tenant must pass this by return to the owner.

4 Payments:

- Payments must be made in Euros on the owners bank account, as stated on the rental agreement and on the invoices.
- Down payment: 50% of the rent, not later than one week after booking.
- Principal payment: 50% of the rent, plus cleaning costs € 70, -, bed linen costs € 10, - per person and the deposit € 200, -: not later than six weeks before the first day of rental.
- Cleaning cost: directly with principal payment

- Deposit: equal to principal payment
- Final settlement invoice will be deducted from the deposit:
- The rent is exclusive of electricity. This will be settled separately on the final invoice as soon as possible.
- The rent is exclusive local taxes such as tourist tax. For bookings made within 6 weeks before the first day rental: Total rent amount plus cleaning cost, linen cost and deposit must be paid immediately after making the reservation.
- If the tenant does not pay within the agreed terms, the tenant is in default. The tenant will then have 3 days to meet the agreed payment. If the tenant fails to comply with this agreement, the owner will terminate the agreement. This immediately expires the reservation.
- If payments have not been made properly, the owner can terminate the rent agreement.

5 Youth groups:

- Among youth groups it is understood that all persons in the group are under 21 years of age, without the guidance of an adult over 21 years.
- It is not possible for youth groups to rent this property

6 Arrival, departure and house rules:

- The tenant is welcome in the accommodation from 16:00 on the first day. The day of departure the accommodation must be left at least at 10:00. We appreciate to inform us if you expect to arrive later. You can pass this info housekeeper Herr...
- For a fee of € 50, - it is possible to leave the accommodation in derogation from the previous point by 12:00 noon. The tenant must notify this in writing by the previous day before 16:00.
- Where the tenant can pick up the keys for the accommodation is stated in the house rules.

7 Final cleaning and bed linen:

- The villa will be delivered clean for you. We kindly ask you friendly to report promptly if upon arrival you find that the villa is not clean or not complete. You can do this by calling the housekeeper, Herr ...-
- The tenant must leave the accommodation clean and tidy. The same applies to the yard which belongs to the villa. The dishes should be washed and put back in the right place. The waste should be deposited in the designated containers.
- In case of additional cleaning costs due to negligence or misuse by the tenant, this will be invoiced by the owner to the tenant on the final invoice bill.
- The owner takes care of the final cleaning and cleaning of the bedding; For this purpose, the owner charges the tenant the rates stated on the website of the accommodation.
- It may occur that the house master will clear snow around the villa in extreme snowfall. Also if you are currently in the villa. You are kindly requested - where possible - to clear the snow for the carport.

8 Elektra:

- Electricity is not included in the rent, but is charged separately.
- The cost of electricity is € 0,25 per kWh.
- The meter positions are recorded by the housekeeper before arrival and after the tenant's departure.
- The electricity consumption during the rental period will be invoiced to the tenant on the final invoice bill.

9 Cancellations:

- The owner is allowed at all times to refuse a reservation without giving reasons.
- Cancellations must be made in writing to the owner.
- Cancellation costs are:
 - If canceled up to 42 days before the first rental day (counting from midnight to this day) 50% of the principal amount. This is equivalent to the first payment.
 - If canceled from 42 days before the first day rental (counted from midnight for this day): 100% of the principal amount.
 - Without cancellation, even if the accommodation is not used: 100% of the principal amount.
 - If the tenant finds another tenant, they will be accepted on the same terms by the owner, for payment of administrative costs of € 100, - by the tenant to the owner.
- In the case of things that make hiring difficult or impossible, such as natural or political disasters, epidemics, strikes, etc., then owner can cancel the rental agreement. In this case, the tenant will be refunded by the owner; 100% of the principal, less € 100, -.administrative costs.

10 Insurances:

- The tenant should, if desired, have a third party cancellation insurance.
- The tenant should, if desired, have a third party liability insurance.

11 General damage:

- Upon arrival, the tenant should check the entire villa for any damage.
- If damage is discovered from the tenant, this should be reported immediately (no later than 24 hours) to the owner.
- The owner will do her best to solve the damage as quickly as possible, together with the housekeeper, reasonableness and fairness.
- The tenant gives the owner the opportunity and cooperation to solve the object of the damage. The tenant will also help to ensure that the scope of the damage is not getting worse.
- An early departure must be agreed with the owner .

12 Damage caused by the tenant:

- Damage caused by, or under the responsibility of, the tenant must be reported to the owner in writing.
- After departure, on behalf of the owner, at any cleaning in and around the villa there will be checked whether any damage has occurred or inventory is missed during the rental period
- The owner commits to repair the damage and pay back the deposit to the tenant after the damage has been repaired.
- The cost of the damage will be deducted from the deposit and stated in the final invoice bill, unless the damage has not been caused by the tenant and the tenant immediately reported this damage after arrival.
- If the cost of repairing the damage exceeds the deposit, the difference will be charged by the owner to the tenant in the final bill.

13 Liability:

Owner accepts no responsibility for:

- Theft, loss or damage, of any nature, during or as a result of the stay in the villa.
- Failure or discontinuation of technical equipment.
- Use of the trampoline is at your own risk.

14 Inventory:

The chalet is fully equipped:

- In winter you can use the children's sled.
- The use of the trampoline is at your own risk.
- A Nespresso coffee machine is provided. You have to take care of coffee cups yourself.
- Bed linen (sheets, pillowcases and duvet covers) is for rent (mandatory).
- Towels and tea towels; please bring them your own.

15 Pets and smoking:

- Pets are not allowed.
- Smoking in the chalet is not allowed.
- It is not allowed to enter the living room and stairs with ski boots

16 Complaints:

- Despite all the care of the owner and housekeeper it can happen that you have a complaint. This complaint must be submitted on site and directly to the housekeeper to give us the opportunity to resolve this immediately. If the language is an obstacle, you can contact the owner by telephone 0031-617100157.
- The owner will do its best to resolve the object of the complaint as quickly as possible, as far as possible reasonable and fair.
- The tenant gives the owner the opportunity and cooperation to resolve the object of the complaint. The tenant will also help to ensure that the subject of the complaint is not worse.
- In case of force majeure, such as malfunctioning, construction work, landfills, strikes, disasters and other cases in which the owner has no influence, the owner can not be held liable by the tenant and no compensation can be claimed.