

General rental conditions

These general rental conditions govern the relationship between the owners (De Bondt-Van Ael family) and the tenants

General:

Your reservation is only final after payment of the advance: **40% of the rental price** (within 4 days after agreement) and after receipt of the signed contract. The remaining rental amount (60% of the rental price) is paid by the tenant at least 30 days before the start of the rental period.

We charge **65 euros** for the final cleaning after your departure (**compulsory payment!**). This is done by a professional cleaning company.

The deposit is **250 euros** and must be paid at the latest 30 days before arrival, together with the remaining rental price and the cleaning costs.

The tenants receive a **confirmation of reservation**.

The price does **not include** bed linen, towels and kitchen linen.

- Each tenant (natural person) is expected to check on any damage or defects upon arrival. Any comments must be reported within 24 hours after arrival, otherwise the tenant will automatically be responsible for any damage.
- On your departure, the apartment, furniture, equipment, etc., will be left clean and tidy by the tenant. Prices do not include cleaning costs. The tenant must vacuum the apartment at the end of the rental period and take the garbage outside. The dishwasher must be emptied before departure and all appliances such as fridge, microwave, stove and coffee maker must be clean, otherwise this will be deducted from the deposit.
- The deposit must be paid no later than 30 days before arrival. The deposit will be refunded when the owner has checked that there has been no damage and / or loss to the interior, building, etc... or other matters mentioned in the lease. Then this will be fully refunded to you within 14 days after the date of departure. Yet it can happen to anyone that something breaks. We would appreciate it if you report any damage, large or small. The guarantee will then be used to reimburse the repair costs, working hours and / or re-purchase.
- Animals are NOT allowed. If it is observed that this has not been complied with, the guarantee will be fully retained to cover additional cleaning costs.
- The maximum number of people in the apartment is six people, unless there is another written agreement with the owner (for insurance). If it is observed that there is nevertheless a larger occupancy, without informing us of this, compensation will be charged and all responsibility in the event of fire or damage will be borne by the tenant. The owner is not responsible for damage or loss of personal property.
- The prices mentioned above does **not include** of energy supplies (water, electricity, heating). The meter readings are viewed before and after the departure of the tenant. The price of the energy consumption is deducted from the deposit.

However, if after the rental period it is determined that the energy consumption is abnormally high for the number of persons and the rented period, part of the deposit can be retained after consultation with the tenant.

- The owner is not liable for noise nuisance as a result of traffic, construction, neighbors, etc. in and around the apartment and for interruption of the utilities (water / electricity). This can not be a reason for restitution of the full or partial rental amount.
- The owner is not liable and has no responsibility for injury, loss, damage caused by or to the persons staying in the apartment or any other person.

- It is NOT allowed to smoke in the rented apartment. If non-compliance has been observed, the deposit will be fully retained. Also making an open flame, such as candles, is absolutely prohibited, for your own safety!!
- The beds are equipped with mattress protectors, duvets and pillows. The use of bed linen is mandatory. The tenant must bring a fitted sheet, duvet cover and pillowcase, as well as bath and kitchen linen, toilet paper and dishwasher products.
- The apartment must always be closed properly. On departure (at the end of the rental period), the key must be put back in the designated place.
- Arrival and departure times are confirmed in writing. In principle, the use of the apartment is possible **from 4 pm**. The latest time of **departure is 10 am** (unless otherwise agreed).

In case of cancellation:

- the full price is due within 4 weeks before the start of the rental
- the advance is definitively due more than 4 weeks before the start of the rental,
- without prejudice to any possibility for the owner to rent out the property in whole or in part during this period after cancellation.

→ By the owner:

- Due to force majeure (fire, major damage to the apartment, no water, no electricity, sale of house due to cessation of activities, ..) The owner does not owe the tenant, but does refund the rental price and the deposit, only if they are deposited by the tenant.
- Due to non-compliance with the payment terms. The cancellation will then be announced immediately by mail or letter.

→ By the tenant: For whatever reason, the above agreements apply

In urgent cases or "force", there will always be mutual consultation between the tenant and the owner, whereby the human aspect is always central. Weather conditions are no reason for cancellation or refund!

Accepted:

If the tenant does not meet these conditions or if the owner has costs as a result of breach of contract, loss, damage or the like, the costs will be reimbursed by the tenants.

These conditions have been accepted by the tenant at the time of payment.

The tenant acknowledges that he has taken note of these conditions.

The refund of the deposit (minus any damage, energy consumption and / or extra work costs due to non-compliance with these rental conditions) will be made within 14 days after the end of the rental period.

Our goal is to offer you as a tenant a qualitative, fun and carefree holiday in a beautiful location. The above agreements contribute to keeping the apartment in order for everyone: yourself as a tenant, the tenant after you, and of course also for us as the owner. If everyone contributes to this, we are convinced that this is possible!

