

GENERAL TERMS OF BUSINESS 2010/2011

HOLIDAY COTTAGE ROZENVLUCHT, LINDEN NB



RESERVATION

After receiving your reservation request, some days later you will receive our confirmation, as well as the invoice for the total booking amount. The reservation is definite and will be confirmed after receiving the deposit of 35% of the rent.

By 6 weeks before arrival, the remaining (total) rent is due. The accommodation expenses are due for the entire booked period, even if you arrive later or leave earlier. By reservation, you agree to these terms. The principal is jointly and severally liable for the fulfilment of all obligations, by himself and all fellow travellers, resulting from the reservation contract.

RENTAL PERIOD

There are three rental periods:

Week: from Friday 15.00 hours to following Friday 10.30 hours

Long weekend: from Friday 15.00 to Monday 10.30 hours

Midweek: from Monday 15.00 hours to Friday to 10.30 hours

With regard to the cleaning of the cottage, it is essential that the tenant will keep to the times mentioned above.

PAYMENT

The deposit of 35% of the total rent has to be paid within 7 days, after receiving our invoice. By 6 weeks before arrival, the remaining rent is due. In case of reservations within 6 weeks of the rental period, the total rent has to be paid immediately upon receipt of invoice. Before the cottage can be occupied, the total rent should always be fulfilled.

CANCELLATION BY THE TENANT

Cancellations have to be passed to the letter by phone or e-mail. Immediately after receiving the cancellation, the tenant sends a cancellation confirmation or invoice.

If cancelled up to 6 weeks before the rental period, 35% of the rent is due. By a cancellation within 6 weeks before the start of the rental period, the full invoiced amount has to be paid.

All payments will be settled immediately and are met in accordance with the cancellation provisions and the cancellation invoice.

Cancelled reservations cannot be assigned to a third party. If desired, the tenant should take out a cancellation insurance policy.

CANCELLATION BY THE LETTER

If circumstances induce the letter to cancel the rented holiday cottage, this will be notified to the tenant immediately. The letter will immediately refund the rent that has already been paid by the tenant. The tenant has no legal right other than the re-claim of this amount.

DEPOSIT

For the use of the holiday cottage, a deposit of € 250, - has to be paid. This amount will be added up to the first invoice.

For all cottages applies: within 7 days after your departure, the deposit will be refunded, less any expenses (e.g. heating costs, breakage or damage).

CLEANING

You are supposed to take care of the daily cleaning of the holiday home. You should leave the house tidy and broom clean. The compulsory final cleaning is done by the letter. If the house is not left clean by departure, extra cleaning costs will be charged.

LINEN

You can bring your own linen, kitchen linen and towels or rent this. Please indicate your choice by booking.

PETS

Pets are not allowed.

NON SMOKING COTTAGE

In the holiday cottage (including the sun room) smoking is not allowed.

MAXIMUM NUMBER OF PERSONS

The tenant may not sublet the holiday cottage, nor should there stay more people in the home than agreed. The maximum number of 6 persons may only be exceeded when agreed with the letter. Babies are considered as individuals. Occupation of the holiday cottage by more than 6 persons is not permitted and the owner is entitled to refuse you entry to the cottage if you arrive with more than 6 persons.

VISITORS

If you want to invite friends during your stay, you ought to confer, in advance, with the letter on the matter. You are not to have more than 4 visitors at the same time, without express permission of the letter. You should always report your visitors to the letter.

LIABILITY OF THE TENANT:

During your stay in the holiday cottage as a tenant, you are fully liable for the rented holiday cottage, its inventory and all things which belong to the rented good, and damage caused by your guilt and/or your travelling companions, pets, will have to be fully compensated by you, and immediately afterwards to the letter.

Also, for any additional costs such as electricity and the like, the tenant is fully responsible. The letter is entitled to hold the tenant still responsible if the damage caused is not, or improperly settled, or the costs to be paid on the spot are not (fully) paid by the tenant. All related (collection) costs are the sole responsibility of the tenant listed in the confirmation of the reservation.

The house rules of the holiday cottage, present in the cottage or separately provided, are an inextricable part of the rental agreement, and therefore should be strictly respected. The tenant is liable for the fulfillment of all obligations, resulting from the reservation and the stay, as well for him/herself as for all persons notified and/or visitors.

LIABILITY OF THE LETTER:

The letter will not be liable for loss, theft, damage or injury of any kind, caused to or by tenants to the holiday cottage that is let by letter.

Evident errors or mistakes in the description or rates of the accommodations offered by letter do not commit. For interim changes in details, prices or misprints, the letter is not liable. The letter is not responsible for damage caused by natural violence, natural disasters, nuclear disasters, attacks, strikes, violence and contacts with an aircraft or parts thereof.

Not all facilities mentioned in the brochure, such as sports facilities, swimming pools, restaurants and shops are opened all year and every day. The letter is not liable for facilities that were not accessible during your stay, for whatever reason.

The use of all facilities is at one's own risk. Specific facilities and activities are not necessarily free of charge, open all day or opened all year round.

Circumstances may lead to a fall out or temporarily unavailability of facilities. You are not able to claim any refund from the letter for these circumstances.

The letter is not liable for any inconvenience caused by activities in and around the vicinity of the holiday cottage (e.g. construction works of temporary road works).