

## **Rental conditions and house-rules Apartments Marina Port Zélande** version November 2016

These rental conditions and house rules are part of and are integrally linked with the apartments offered for rent on the site [hureninzeeland.eu](http://hureninzeeland.eu). Deviations or exceptions on these conditions and rules are only valid if described and approved in writing by the owner.

The rental agreement is valid only for the agreed period as described on the concerning invoice. There is no right for the renter outside of this period. In principle the rental period is minimum 3 days. The owner will make sure the key will be available to the renter if the entire invoiced amount has been paid and has been received by the owner in time. The key will be deposited in the key-safe next to the front door. With exception of apartment 5.23, this key will be deposited in the key-safe next to garage door 5.31. The code will be given after receipt of the final payment. Per person one bed linen and towel set is included. In case the renter would like more of these sets, this can be arranged if asked for in time. Also extra cleaning can be arranged at € 25,- per hour, which might be convenient for a stay of longer then one week.

The apartment will be available on the day of arrival at 16;00 and needs to be departed on the day of departure at 10;30 (exceptions can be discussed if the villa is not occupied by another party the same day) Please give the eta to the owner in order to avoid unpleasant surprises. If you sent the owner the license plate of your car he can make sure the barrier will open so you can unload your luggage at the front door of the apartment. Afterwards the car must be parked at the parking.

It is not allowed to stay in the apartment with more people than originally booked. The owner can refuse admission to the apartment for these people or ask for additional rental money that needs to be paid direct in cash. The owner or his representative can also deprive entrance to the apartment for all and cancel the rental agreement without refund in any way.

A down payment, as stated on the invoice has to be received into owner's bank account within 5 working days. Receipt of the down payment at this time will make the booking final. If the down payment has not been received in time the booking will be considered as not confirmed. Owner has the right to rent it out to another party. The total amount as on the invoice needs to be into owner's bank account 6 weeks before the beginning of the booking period. The bail will be returned to the renter within 2 weeks with deduction of eventual damages, losses and breaks. Not making the last payment in times gives owner or his representatives the right to cancel the reservation without a refund of the down payment.

In case of a cancellation of the booking, no matter at what reason, the following cost will be charged( This rule applies to both parties in the event of cancellation):

- more than 16 weeks before start of rental period: restitution of down payment with deduction of €. 50,00 administration costs.
- 13-16 weeks before start of rental period: 30 % of rental price.
- 8-13 weeks before start of rental period: 50 % of rental price.
- < 8 weeks before start of rental period: 100 % of rental price.

In case of a cancellation by the owner, all paid amounts will be returned to the renting party. Except the above-mentioned costs for cancellation costs and allowance there will be no claim on other payments or reimbursements in any way, no matter what reason, event or consequence. It is recommended that the renting party has a travel and cancellation insurance.

In case the renting party departs earlier or does not show up there is no right for this party to ask for restitution or repayment of the price paid by this party. Damage whatsoever to the apartment and/or its furniture is for the account of the renting party.

The renting party is responsible for any damage (on purpose or by accident) to properties of the owner or any third party involved. All damage by missing, break and damage to the apartment, whatsoever, must be paid by the renting party. Appartementen Port Zélande, hureninzeeland, neither their owners nor representatives are responsible in any way for damages, losses, theft, or personal harm.

Appartementen Marina Port Zélande, hureninzeeland.eu, are not responsible for electrical power failure, water failure, gas failure, orders from the government, port facilities, natural issues a.s.o.

Using the facilities offered at Marina Port Zélande are at your own risk and responsibility. These are no reasons for (partial) repayment.

Everyone has to make sure he does not cause noise disturbance, misuse of alcohol. In case someone causes a problem like this, please report the owner or his representatives immediately in order to arrange a solution.

The most important house-rules you will find below and in the apartments;

1. No animals are allowed ( Exceptions only in apartment 5.04 after written acceptance of the owner and the agreed conditions).
2. Smoking in the apartments and open fire not allowed. You can of course smoke outside. Please use an ashtray.
3. Please use the apartment and the facilities as a good housefather, -mother
4. On departure the renting party has to leave the apartment in a clean and neat state.
5. The beds must be picked up and the bedlinen be placed

- on the feet end of the bed. The towels must be hung on the edge of the bath.
6. In case anything, breaks, gets lost or damaged, please report immediately. In case on arrival something is damaged or missing please immediately report to the owner or his representatives, because incomplete or damaged will be deducted on the bail of the renting party. And or will be charged to the renting party.
  7. Do not cause any disturbance to the neighbors, If you have any disturbance please contact the owner or his representatives in order to arrange a solution.
  8. You and your children are requested to respect your neighbors. Of course, feel free to play as much as you like.
  9. Please note children are always under your supervision and for your responsibility.
  10. Please park your car on the parking. It is not allowed to park in front of the apartments. Code for 2014 is; 4086
  11. Please close all windows and door when you leave the apartment.
  12. Abuse of alcohol at the facilities and outside the apartment is not allowed. In the apartment this is of course your own responsibility.
  13. Please save on gas, electricity and water to help our environment.

APPARTEMENTEN MARINA PORT ZÉLANDE

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