

General terms and conditions Haus Grübl

Article 1. Definitions

1.1 Landlord: Company which rents out the accommodation in Haus Grübl. In these terms and conditions that is: Verloop Vermietung KG

1.2 Tenant: person or organisation who makes a booking and acquires services from the landlord.

1.3 Service(s): The services to be provided by the landlord to the tenant consist of facilitating the rental of accommodation and/or providing breakfast.

1.4 Booking: An agreement between tenant and landlord concerning the rent of an accommodation.

1.5 Accommodation: an apartment or room offered for rent by the landlord.

1.6 Principal sum: The total amount that the tenant owes the Landlord. The principal sum consists of rental costs and other costs.

1.7 Cancellation costs: costs that the landlord will charge the tenant if the tenant cancels the agreement.

1.8 Rental period: the period in which the tenant rents an accommodation from the landlord.

Article 2. Booking and Payment

2.1 A booking can be made through the website, by telephone or by email.

2.2 The agreement is established at the time of making a booking by the tenant and acceptance of this booking by the landlord. The landlord sends an email confirming the booking.

2.3 The tenant is responsible for providing the necessary information to make the booking.

2.4 Within 14 days after the confirmation date, the tenant must make a deposit to the landlord of 50% of the principal amount.

2.5 The remaining amount must be paid to the landlord no later than 6 weeks before the start of the rental period.

2.6 If there are 6 weeks or less between the booking and the rental period, the tenant must pay the entire principal sum to the landlord within 5 days after the confirmation date.

2.7 The principal sum must be paid in full by the tenant before the rental period commences.

2.8 If the tenant does not pay the payments, or does not pay them in full or on time, the landlord may dissolve the agreement and consider the booking cancelled. The landlord is entitled to charge cancellation costs as described in art.2.9 These costs can be set off against any deposit.

2.9 The cancellation costs are

- up to 8 weeks before the start of the rental period: free of charge
- from 8 to 6 weeks before the start of the rental period: 50% of the principal sum.
- from 4 to 6 weeks before the start of the rental period: 75% of the principal sum.
- within 4 weeks before the start of the rental period: 100% of the principal sum.

2.10 If the tenant leaves the accommodation prematurely during the stay, the tenant remains liable to pay the full principal sum to the landlord and is not entitled to a refund.

Article 3. Check-in and check-out:

3.1 On the day of the start of the rental period, the tenant can check in at the accommodation from 16.00 hours.

3.2 On the day of departure, the tenant must leave the accommodation by 10.00 am at the latest.

3.3 The rental period runs from Saturday to Saturday. In some cases the landlord may, at the request of the tenant, deviate from this predetermined rental period.

3.4 When checking out, the tenant must leave the accommodation behind in a clean condition. This means:

- All waste must have been taken away.
- The kitchen, including the dishwasher and the oven, must be left clean.
- The accommodation must be 'swept clean'.

3.5 If the tenant does not leave the accommodation behind clean, the landlord will charge the cleaning costs of €100 to the tenant.

Article 4. Other house rules and other conditions

4.1 The tenant must observe the following house rules:

- Pets are not allowed in the entire house.
- Smoking is not permitted in the entire house. On the front terrace the landlord has furnished a place where one can smoke.
- Tenants should behave in such a way that they do not disturb other guests.
- Tenants must park in the designated parking area next to the house.
- Ski and snowboard boots should be placed in the ski room.
- Skis and snowboards should be placed in the ski room.
- Tenants must separate waste such as bottles, paper and rubbish and dispose of them in the appropriate containers.
- It is not allowed for tenants to enter the private rooms of the family. These areas are marked 'private'.
- After 10 p.m. we allow everyone a good night's rest...

4.2 Depending on the available space, tenants can park their motorbike or bicycle in the garage.

4.3 In consultation with the owner, tenants can make use of a workstation including tools to work on the motorbike or bicycle.

Article 5. Liability

5.1 The landlord is not liable for any damage suffered by the tenant or third parties, unless it is a matter of gross negligence or intent on the part of the landlord.

5.2 The landlord cannot be held liable for indirect damage, loss of profit, missed savings and damage due to business stagnation.

5.3 If the landlord is nevertheless liable, then the liability is in any event limited to the amount of the invoice, or, if and to the extent that it concerns an insured damage, to the amount of the amount actually paid out under the insurance.

5.4 The landlord shall never be liable for:

- Theft, loss or damage, in any form whatsoever, during or as a result of a stay in one of the accommodations.
- The incorrect functioning or non-functioning of technical equipment in the accommodation.
- Photographs, brochures and other information material issued under the responsibility of third parties.
- Inaccuracies (errors or mistakes) in the brochure, web page, or other notifications.

5.5 The tenant is primarily liable for all loss and/or damage to the accommodation and its inventory, regardless of whether this is the result of acts or omissions by the tenant himself or by third parties who are in the accommodation with the tenant's permission. The tenant is obliged to fully compensate the landlord for the damage caused.

Article 6. Force majeure

6.1 The landlord may invoke force majeure. This means a non-attributable failure, as a result of which the landlord cannot fulfill his obligations towards the tenant. All obligations of the landlord shall be suspended for the duration of the force majeure situation.

6.2 Force majeure shall in any case include: storm, floods, extreme weather conditions, fire, strikes, terrorism or negative travel advice.

6.3 In the event of force majeure, the parties will make new arrangements regarding the delivery or cancellation of the service within a reasonable period of time.

Article 7. Complaints and Dispute

7.1 If the tenant has a complaint, the tenant should report this to the landlord as soon as possible. The landlord is obliged to make an effort to resolve the complaint as soon as possible.

7.2 If there is a dispute, the tenant and the landlord should make joint efforts to find a solution. If this does not succeed, the dispute shall be submitted to the competent authority.