

HAPPY-SUNNY-SUMMER GENERAL TERMS AND CONDITIONS

The content of this website has been thoughtfully composed. We can not be held accountable for any changes. Only the confirmed booking details are legally binding.

The landlord, at all times, holds the right to ask tenants for identification, to deny a booking application or to set additional rental conditions

Any form of arrangements and/or commitments of the landlord are exclusively valid if they have been confirmed through writing.

Arrival and departure

The arrival and departure days stated on your booking confirmation are binding.

At a later arrival or earlier departure the tenant does not have the right to a refund.

A later arrival or departure on a sunday is possible, provided that both parties have come to an agreement upon this matter.

The following maintenance obligations in relation to the property are at the tenant's expense:

Swept clean, empty garbage bins, removal of glass and plastic bottles, an orderly/clean kitchen including clean dishes, an emptied dishwasher and fridge.

Tenancy length

All agreements concern a rental agreement which by its nature is of short duration, namely intended for the temporary use of the home as a holiday home. The rental agreement applies exclusively to the periods of time stated in the agreement. There is no right to rent protection and the tenant is obligated to vacate the premises by the end of the term.

Linen

The landlord provides made beds upon arrival. Kitchenlinen and towels are not supplied, unless it has been mentioned at the booking.

Smoking

Under no circumstances is it allowed to smoke inside the house.

Renting to adolescents and young adults.

We do not allow young adults under the age of 25. Tenancy, in this case, can only be achieved after consulting the landlord. If it occurs that the tenants are under the aforementioned age, and the mentioning of this fact has not been communicated with the landlord, it will result in an immediate termination of the contract without reimbursement.

Misconduct

Tenants will be requested to leave the premises immediately in case of the following situations:

- Destruction of property
- Reports of misconduct

This will result in an immediate termination of the contract without reimbursement.

Overcrowding

The property is to be inhabited only by the exact number of tenants agreed upon by both parties. This includes children and babies. Utilisation of the property by more people than agreed upon will result in an immediate termination of the contract without reimbursement. The tenant can not sublet the accommodation to a third party or have the accommodation be occupied by a third party.

Pets

Pets are only allowed if they are mentioned in the contract. It is not allowed to lend access to animals in the bedroom(s). You must bring covers for the protection of the furniture. You will be charged extra for cleaning in case of hair on furniture and beds.

Complaints

The tenant declares that he is familiar with the location, layout and state of maintenance of the accommodation. If in any case the tenant finds something which is not right about the booked holiday home we request of you to report this immediately at the start of your stay. The landlord will do everything within its ability to solve this matter to the satisfaction of the tenant. The landlord is not obligated to treat complaints, with the exception of power outages and errors, which have not been reported at the start of the tenancy. Complaints that are mentioned in a later stadium of the tenancy will not be treated. The tenant must at all times give the landlord the opportunity to find a suitable solution to the complaint.

Cancellation

The landlord assumes you have acquired both travel insurance and trip cancellation coverage, if this is not the case, the landlord will assume you take cancellation for your own account . You must also be provided with legal liability insurance that is valid during the rental period. You can cancel your booking exclusively through writing. In case of cancellation, you owe the costs of booking as well as the following amounts:

- More than 91 days before arrival: 20% of the rental amount
- From 90 days to 61 days before arrival: 50% of the rental amount
- From 60 days to 31 days before arrival: 75% of the rental amount
- From 30 days to 14 days before arrival: 90% of the rental amount
- Less than 14 days before arrival, or no message: Total rental amount

Cancellation by landlord

In case the reservation can not be realised due to unforeseen circumstances the part which has been paid already will be refunded. Further claims on behalf of the tenant are expressly excluded.

Booking / payment

The terms and conditions regarding payment are found in the booking confirmation/invoice. If the tenant does not comply with his/her payment obligation in 2 weeks after a prior written warning, the landlord has the right to cancel the agreement immediately, without prejudice to the landlord's right to full payment of the agreed price.

The landlord holds the right to ask for a deposit, which is expected to be paid before or on arrival.

The deposit will, after inspection, be refunded to your bank account.

ACCOUNTABILITY

The tenant is responsible for proper treatment of the property and its inventory during the period of stay. The rules of the house and the conduct desired is thoroughly stated in, and part of, the agreement.

The tenants are to be held fully accountable for any damages done to the property or its inventory caused by either the tenants or their guests.

The tenant is obligated to report any damage done to the landlord immediately. Any form of damage done is to be reimbursed completely. The landlord also holds the right to bill the tenant subsequently for the damage done.

The landlord/owner is not, in any case, responsible for damage to, or theft of possessions belonging to the tenant nor is he to be held responsible for the consequences of accidents that happen to tenants in or near the house.

The landlord / owner is not liable for the consequences of extreme weather conditions or other forms of force majeure.