

General terms and conditions (GTC) - holiday home Maja

Landlord: Benjamijn Poser, Klosterlausnitzer Str. 24, 07639 Weißenborn, Germany

1. Arrival / Departure

Arrival daily from 5 p.m. and departure daily by 10 a.m. at the latest. Departure must take place no later than 10:00 a.m. on the day of departure. If the departure time is exceeded by more than 30 minutes, an additional night will be charged.

Other arrival and departure times can be agreed individually with the landlord. If the tenant does not appear by 10 p.m. on the day of arrival, the contract is deemed to have been terminated after a period of 48 hours without notification to the landlord. The landlord or his representative can then freely dispose of the object. A (proportional) repayment of the rent due to early departure will not be made.

2. Special requests and ancillary agreements

are basically possible. They require written confirmation from the landlord.

3. Payment

The rental contract becomes valid upon receipt of the down payment in the landlord's account. The deposit of 20% of the rental amount is due within seven days of receipt of the booking documents. After the deposit has been paid, the balance is due 30 days before departure.

Ancillary costs for water, parking space, waste and electricity are not charged.

4. Resignation

You can withdraw from the contract at any time.

Resignation must be in writing. In the event of withdrawal, you are obliged to compensate us for the damage we have suffered:

- No compensation from the day of the booking confirmation by the landlord until the 121st day before the start of the rental
- from the 120th day to the 61st day before the start of the rental period
- from the 60th day to the 15th day before the start of the rental 50% of the total price
- from the 14th day to the 8th day before the start of the rental 80% of the total price

If you cancel less than eight days before the start of the rental, the full travel price must be paid. The date of receipt of your cancellation message counts. Amounts already paid in will be offset.

You can provide a replacement person who enters into your contract under the stated conditions. Written notification is sufficient.

5. Obligations of the renter

The tenant undertakes to treat the rented items (holiday home, inventory and outdoor facilities) with care. If damage occurs to the holiday home and/or its inventory during the tenancy, the tenant is obliged to report this to the property management immediately.

Defects and damage identified upon arrival must be reported to the property management immediately, otherwise the tenant is liable for this damage. A reasonable period of time must be granted for the elimination of damage and defects.

Claims from complaints that are not reported immediately on site are excluded. Complaints received by the landlord at the end of the stay or after leaving the holiday home are also excluded from compensation.

In the event of any disruptions to performance, the lessee is obliged to do everything that is reasonable within the scope of his legal obligation to help remedy the disruption and minimize any damage incurred.

On the day of departure, personal items must be removed by the tenant, household waste must be disposed of in the containers provided, crockery must be stored clean and washed in the kitchen cupboards.

6. Privacy Policy

The lessee agrees that necessary personal data may be stored, changed and/or deleted as part of the contract concluded with him. All personal data will be treated with absolute confidentiality.

7. Liability

The advertisement was created to the best of our knowledge. We are not liable for any influence on the rented property by force majeure, by power and water failures customary in the country and by storms. Likewise, there is no liability in the event of unforeseeable or unavoidable circumstances such as official orders, sudden construction sites or disruptions caused by natural and local events. However, the landlord is happy to help with solving the problems (as far as this is possible).

Liability on the part of the lessor for the use of the play and sports equipment provided is excluded.

The arrival and departure of the tenant is his own responsibility and liability. The landlord is not liable for personal belongings in the event of theft or fire. The tenant is fully liable for willful destruction or damage.

8. Final Provisions

Photos and text on the website or in the flyer serve as a realistic description. 100% correspondence with the rental property cannot be guaranteed. The landlord reserves the right to make changes to the equipment (e.g. furniture)

provided they are equivalent.

Should one or more provisions of these terms and conditions be or become invalid, this does not affect the validity of the remaining conditions. The ineffective provision is to be replaced by an effective one that comes as close as possible to the economic and legal will of the contracting parties.

German law applies. The place of jurisdiction and fulfillment is the lessor's place of residence.