

# VAPAA-AIKA APARTMENTS

JEDER MORGEN BEGINNT IN MITTE...

THORSTEN BÖCKER

BRUNNENSTRASSE 144

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## General Terms and Conditions

### §1 Rent Object and keys

- (1) All rent objects are non-smoking. The general house order posted in the rent objects counts.
- (2) All rent objects are completely furnished.
- (3) The tenant receives during stay one apartment door key and one house key.

### § 2 Duration of rent, arrival, departure

- (1) Arrival time is usually between 3pm and Midnight, if nothing special was agreed on. Departure is usually between 8am and 12pm, if nothing special was agreed on.
- (2) After rental time the rent object has to be turned over in clean and regular condition together with key(s) to landlord.

### § 3 Rental price and mode of payment

- (1) The rental price differs by season. It has the value agreed on between tenant and landlord.
- (2) Within 7 days after receiving the bill the tenant has to transfer 20% of final rental cost as down-payment onto landlords account. The rest has to be paid onto the same account one week before arrival. If there are less than 8 days between contract and arrival, the complete rental cost has to be transferred immediately after contract is made. In exceptional cases the rental cost may be paid upon arrival.
- (3) If down-payment is delayed more than 3 days, the landlord reserves the right to cancel the contract without further reasons and offer the rent object to other clients.

### § 4 Cancellation and Change policy

- (1) If tenant cancels agreement before arrival without offering another tenant willing to take over contract under the same conditions, the following compensation fees apply (down-payments will be taken into consideration):

Until 21 days before arrival tenant doesn't need to pay.

20 days and less before arrival tenant pays 20%.

15 days and less before arrival tenant pays 40%.

10 days and less before arrival tenant pays 60%.

5 days and less before arrival tenant pays 80%.

3 days before arrival tenant pays 90%.

2 days and less before arrival tenant pays 100%.

However, landlord tries to rent object to somebody else.

- (2) The tenant is able to prove a slight damage at all times.
- (3) If tenant leaves before agreed departure, he/she has to pay full rent price.
- (4) A cancellation has to be in written form. The reception day of cancellation at landlord counts.

## § 5 Liability and obligation of the tenant

- (1) The rent object and all included equipment have to be treated properly and with care. The tenant has to inform visitors about proper treatment of equipment and object.  
The tenant is liable for any damage on rent object and all included equipment by him/her or visitors.
- (2) Deficiencies of rental object at reception and/or during stay have to be reported to landlord immediately.
- (3) The landlord is not responsible for conditions, that are not directly connected with the rented object. That includes the surrounding of the rented object, the environment, and happenings close by, such as construction work on neighbouring buildings or streets.  
The landlord is not responsible for higher forces, such as power or water shortages, or bad weather.  
Arrival and departure of the tenant happens under own responsibility and liability.  
The landlord is not liable for personal belongings of the tenant in case of robbery, fire, or burglary.
- (4) Pets are only allowed after prior agreement by landlord.
- (5) All rent objects are non-smoking.
- (6) House order: The tenant is obligated to follow house order. It can be found in every rent object.

## § 6 Severance clause

- (1) If one of the clauses or a part of one of the clauses in the present general conditions is declared void or non applicable, all the other clauses will remain applicable. If any rules of these General Business Conditions are ineffectual or unworkable, or become so after agreement, the General Business Conditions as a whole and the agreement are not affected. The ineffectual rule is to be replaced by one that gets closest to the economic objective that was to be fulfilled by both parties with the agreement.
- (2) These General Business Conditions underlie law of the Federal German Republic.