

House rules

Dear guests,

Our apartment should be your second home. You should be able to feel good and rest. We've put a lot of effort into setting it up and hope you'll find everything you need. The following house rules should be a help for a smooth stay. We have also listed some rules that we hope you will understand. With a proper treatment of the apartment you will help us to offer you and other guests satisfying premises in the future.

General

If you miss anything in the facility or if you need help, feel free to contact us. All things that are in the apartment or on the balcony or terrace may be used by the guests. Please handle all the equipment and inventory carefully and treat the rental property with care. Please ensure that your fellow travellers comply with the rental conditions.

Arrival and departure times

Unless otherwise agreed, the apartment is available on the day of arrival at 15:00 clock. Arrival or departure during the usual rest periods (10:00 pm to 7:00 am) should be avoided if possible. On the day of departure we ask our guests to vacate the apartment by 10:00 clock at the latest. Upon your departure, the apartment should look the way you found it. When you book the apartment, we assume that the house rules will be recognized.

Inventory list

Please check the inventory list in the apartment after your arrival and inform us of any shortages without delay.

Kitchen

Please handle the kitchen equipment and the technical equipment with care. Because a dirty kitchen does not please anyone, please only put dishes, pots and cutlery in the cabinets in clean and dry condition. Please do not place hot pots and other hot objects on the tables or worktop without coasters. Always use a cutting board as a base for cutting. Please leave the interior of the oven and microwave in a clean condition.

Towels, bed linen

On your arrival, your beds are already made and the towels are ready. On request, a change of laundry is possible (towel set consisting of 1x bath towel + 1x towel for € 2.50, bed linen for € 3.50 p. Person). Please note that towels are only to be used in the apartment and not on the beach or in the swimming pool.

Damage

No one deliberately damages things, but it can happen to anyone that something breaks. We would be glad if you inform us of the damage and we will determine this not only after your departure at the final cleaning. The renter is liable for damages in the amount of the replacement cost.

Ventilate

To avoid mold, we kindly ask you to ventilate the rooms sufficiently, at least once a day for 5-10 minutes and especially after showering.

Duty of care

The entrance door should be closed and locked by key when leaving the house. Likewise, all windows are too close when leaving the apartment to avoid possible damage from bad weather or burglary. The resources of water and electricity must be treated with care.

Disposal

The waste is separated into residual waste, glass, paper and green dot packaging. Corresponding containers are available on the property. Please use dustbins and cosmetic buckets in the bathroom only with garbage bags and dispose them closed in the residual waste bin. In the kitchen sink, the toilets, the sink and shower no waste, leftovers, harmful liquids or the like may be thrown or poured! Avoid anything that can lead to clogging of the pipes (no toiletries in the toilet).

Cleaning

If you ever have a mishap (extreme dirt, liquids on the floor or work surfaces, etc.), we ask you to eliminate this immediately. Please leave the apartment on departure broom clean and store all used dishes clean in the closets.

Rest periods

In the spirit of a good neighbourhood, we ask you to observe public rest periods such as lunch, night and Sunday rest. Also it should be kept night rest between 22:00 and 7:00 clock in the apartment.

Internet / Wi-Fi

A free, wireless Internet access (WLAN) is available in the apartment. Please ask us for the access code. Using the Internet with your own WLAN-enabled device (notebook, PDA, smartphone, etc.) via the WLAN connection is free of charge. You use the Internet at your own risk, the landlord excludes any liability in connection with the internet use of the tenant. For the use of Internet access via WLAN, the WLAN user rules must also be taken into account.

Smoking

Smoking is not allowed in the apartment. If you want to smoke, please leave the apartment.

Pets

Bringing pets is not allowed.

Parking

It can be parked directly in front of the apartment. As far as you are provided with a parking space, this does not constitute a custody agreement. In case of loss or damage on the property parked or ranked vehicles and their contents, the landlord is not liable, except in case of intent or gross negligence.

House Rules

For immediately necessary repairs, it may be essential that the landlord needs to enter the apartment without the knowledge of the guest.

Key

Please never leave the keys out of your hands. A loss of the keys have to be reported immediately and the guest is liable up to the amount of the replacement cost.

Liability

The landlord is not liable for any valuables of the guest(s).

Thank you for your attention.

We wish you a pleasant stay, a lot of fun, relaxation and recreation. For questions we are happy to help.

Family Trippel

General Rental Conditions Fewo Hoppenhof

1. Conclusion of contract

- a) The rental agreement for the apartment is binding, if the booking confirmation signed by the tenant has reached the landlord.
- b) The apartment is rented to the tenant for the specified contract period exclusively for use for holiday purposes and may only be occupied by the maximum number of people specified in the rental agreement.

2. Rental price and utilities

- a) The agreed rental price includes all flat-rate additional costs (eg for electricity, heating, water).
- b) The payment of the rental price (including the additional costs and the spa contribution) must be paid to the lessor's account no later than 30 days before the rental date. If the rental price despite reminder does not arrive in time to the landlord, he is entitled to withdraw from the contract without setting a deadline. The renter is then obliged to reimburse the expenses incurred and the lost profit.

3. Resignation by the tenant

- a) The tenant may withdraw from the rental agreement before the beginning of the rental period by written a declaration to the landlord. Decisive is the time of receipt of the resignation at the landlord.
- b) If the renter withdraws from the rental agreement, he has to make a flat-rate replacement for the expenses already incurred by the landlord and the lost profit. At
cancellation up to the 30th day before the start of the rental period: 100% of the rent will be refunded (minus 15, - € administration fee)
cancellation up to the 14th day before the start of the rental period: 50% of the rent will be refunded
thereafter and in case of no show 10% of the rent will be refunded
- c) The renter reserves the right to prove that the landlord has suffered no or substantially less damage.
- d) The tenant can renounce the contract a replacement tenant who is willing to enter his place in the existing contractual relationship. The landlord may object to the entry of the third party, if this appears economically or personally unreliable. If a third party enters into the lease, he and the previous tenant are liable to the lessor as joint and several debtors for the rental price and the additional costs incurred by the third party.
- e) The landlord has to rent in good faith, an unused accommodation elsewhere and must be credited the thus saved on the cancellation fees claimed by him.
The conclusion of a cancellation insurance is recommended to the tenant.

4. Right of termination

- a) There is no right to ordinary termination.
- b) Both contractual parties may terminate the contractual relationship in accordance with § 543 BGB or under the conditions of § 569 BGB without notice and exceptionally for good cause.
- c) An important reason for the lessor in particular, if the tenant used the room contrary to the contract (significant breach of contract) or disregarded the house rules. In the case of a significant breach of contract, the landlord must give the tenant a short term to remedy or reminder, unless this is not promising or there are exceptionally reasons that justify a waiver. In this case, the landlord may demand compensation from the renter for the expenses incurred and the loss of profit until termination (see section 3 b).
- d) The landlord also has a right of withdrawal or a right to extraordinary termination, if the tenant despite prior warning, the agreed payments (deposit, balance and deposit) does not meet the deadline. In this case, the landlord may demand compensation from the renter for the expenses incurred and the loss of profit until termination (see section 3 b).
- e) An important reason for the tenant in particular, if the landlord does not grant the tenant the contractual use of the apartment / the house.
- f) Otherwise, the statutory provisions on the right of extraordinary, immediate termination apply.

5. Termination of the contract due to exceptional circumstances

The lease can be terminated by both parties if the fulfilment of the contract as a result of unforeseeable force majeure upon conclusion of the contract is made considerably more difficult, endangered or impaired. Both parties will be released from their contractual obligations. However, they must reimburse the other contracting party for services already rendered.

6. Liability of the landlord

- a) The landlord is liable for the accuracy of the description of the rental property and is obliged to provide the contractually agreed services properly and to receive during the entire rental period. The landlord is not liable for defects that were known to the tenant at the conclusion of this contract.
- b) If there are any defects in the leased property, the lessee must inform the lessor or, if necessary, the property management company about these defects immediately. If the renter fails to provide this notification, he is not entitled to any claims for non-performance of the contractual services (in particular, no claims for rent reduction).
- c) The liability of the lessor for property damage is excluded, as far as they are not based on an intentional or grossly negligent breach of duty by the landlord or his vicarious agents or a negligent breach of material contractual obligations (so-called cardinal obligations) of the landlord. The landlord is not liable in cases of force majeure (e.g. fire, flood, etc.).

7. Changes to the contract

Additional agreements, changes and additions to the contract as well as all legally relevant declarations must be made in writing.