

# Rental conditions Quinta da Vida

## 1. Arrival and departure

On the day of arrival, your house is available from 4 pm. On the day of departure, you must leave the house by 10:00 at the latest. If possible, you can occupy the house earlier on your day of arrival or have a late check-out on the day of departure. This need to be in consultation with the owners.

## 2. The rent

The rent is for one week or otherwise booked per the number of nights.  
The rental price includes the final cleaning and the use of bed linen, hand and tea towels, water and electricity.

## 3. The payment

Please transfer the first payment (50% of the total rent) to the owner's account within 1 week after receiving the invoice. The remaining part of the rent must be paid 6 weeks before the start of the rental period.

As soon as the tenant has paid (the first part of) the rent to the owner, the reservation is confirmed and the conditions stated in this lease are effective. For bookings within 6 weeks prior to the start of the rental period, you must pay the total amount in one time within 1 week after receiving the invoice.

If payment is not made within the agreed period, the owner reserves the right to cancel the reservation without refund of the part of the rent already paid by the tenant.

## 4. Warranties

4.1 The owner guarantees that the house is well maintained at the start of the rental period and corresponds to the expectations of the tenant with regard to a complete holiday home.

4.2 The tenant guarantees that the house will only be used for holiday purposes. If it appears that the tenant has used the house - without the owner's knowledge - for purposes other than holidays, the owner is entitled to immediately terminate the lease, under penalty of a fine of € 10.000.

4.3 The tenant guarantees that the house is only used by the tenant and co-tenant (s) and is not sublet. The number of guests is limited to the number of people specified when booking. If this number is exceeded, the tenant is obliged to report this to the owner.

## 5. Cleaning

The final cleaning of the house is included in the price.

The tenant is expected to leave the house tidy upon final departure; swept house, washed dishes, removed bed linen, removed garbage etc.

Barbecue must be clean on departure, if not, € 25 will be charged.

## **6. Liability**

6.1 During the stay in Quinta da Vida, the tenant is liable for the house, the furnishings and all matters that belong to the rented object. Any damage caused by the tenant or co-tenants must be reported immediately to the owner. The property will be checked by the

owner as soon as possible after the tenant has left. If the property is approved, the deposit will be returned. This will be deducted from the deposit if any imperfections are found.

6.2 The owner is, subject to legal liability, never liable for loss, theft and / or (injury) damage caused to or by tenants of Quinta da Vida and is therefore limited to the amount paid for the rented period. Tenants are requested to take extra care of their children on the roof terrace, indoor and outdoor stairs, general area and around and in the pool. The stairs at Quinta da Vida are not equipped with child protection. The owner is never liable for indirect damage, including in any case consequential damage and missed savings.

6.3 The owner is not liable for damage caused by natural disasters, nuclear disasters, attacks, strikes, acts of violence and other external factors.

6.4 The owner is not liable or responsible for damage, loss or changes due to factors beyond his control.

6.5 The owner has the right to cancel a reservation at any time if circumstances beyond the control of the owner compel or require him to do so. In such a case, the owner is only obliged to refund the (part of the) rental amount already paid by the tenant.

6.6 It may happen that activities such as construction work, road breaks or other activities take place near the house. The owner is not liable for any inconvenience resulting from this.

6.7 Dutch law applies to our rental conditions. Any disputes must be submitted to a competent court in the Netherlands.

## **7. Cancellation policy**

If there is a cancellation by the tenant, the owner is entitled to the following compensation:

Cancellation must take place in writing (can also be done electronically).

Up to 6 weeks before the arrival date: 50% of the total amount.

Within 6 weeks to 2 weeks before the arrival date: 75% of the total amount.

Within 2 weeks before the arrival date: 100% of the total amount.

The tenant is responsible for taking out travel and cancellation insurance.