

Rental conditions

Establishment of lease agreement

The house is reserved one week after confirmation from the owner by E-mail.

The lease agreement is established when deposit is received. Information of house key location will be send to you as confirmation.

Obligations owner

The owner puts the rental object at the tenants's disposal under the conditions set at the Homepage <http://erteboelle.dk>.

The owner guarantees that the usual public utilities are connected and the tenant can use them.

Obligations tenant

He/she who in name of or on behalf of somebody else enters the lease agreement is per capita liable for all obligations resulting from the rental agreement, rental conditions and the house rules. The other tenant(s) is (are) liable for their part.

The tenant must if so wished see to a travel insurance and and a cancellation insurance. The tenant pays to the owner the deposit and rental sum within the term of payment indicated under **Price and Payment**.

The tenant will as a good family father take care of the rental object during the period of lease and is liable for possible damage caused during the stay. The tenant is bound to compensation for damage.

The tenant is obliged to leave the rental object behind in a clean state, unless otherwise agreed. The tenant is bound to compensation of additional cleaning cost when the rental object is found not clean by the owner or a third party engaged by the owner.

The house description mentions the maximal number of persons admitted. This number is not under any circumstance to be exceeded. In case of excess the rental agreement is legally considered as dissolved and the access to the holiday accommodation will be denied. If this occurs, the tenant still owes the complete rental sum, on account of indemnification / compensation for the already received rental accommodation. The tenant has no right to any restitution of the amount already paid.

Price and payment

The rental charge is inclusive use of electricity, gas, heating and water.

To confirm establishment of the agreement a Deposit has to be payed within 7 days of accept from the owner.

If no payment of deposit is received within 7 days the agreement is considered cancelled.

The remaining amount must be paid 2 month before arrival or as agreed.

If no payment is received the agreement is considered cancelled.

The owner has the right to invoice the due cancellation costs.

If the agreement is established within 6 weeks prior to the day of arrival, the entire sum has to be paid immediately.

The tenant pays cost of banks.

Alteration and cancellation

Alterations in the lease agreement are only possible after agreement on this matter is reached between tenant and the owner.

The tenant can at any time cancel the lease agreement or appoint a substitute tenant on condition that

this is done in writing and accepted by the owner.

The cancellation costs are as follows:

- free of charge, if the booking is unconfirmed, made less than 7 days ago.
- Up to 2 month before arrival: 50% of Deposit.
- 1-2 month before arrival: 75% of Deposit.
- Less than 1 month before arrival: 100% of Deposit.

A cancellation is considered as having been made on the day that the owner receives the cancellation in writing by post or E-mail.

A change of holiday period can be made free of charge if possible.

Arrival at the holiday home

The rental period runs from the first day 15.00 (3 p.m.) to the last day 10.00 (10 a.m.).

You should arrive at the holiday home on the first day for the holiday period before 19.00 (7 p.m.). Arrival at a later time should be agreed in good time with the owner. The owner cannot be held responsible, should late arrival make it impossible to gain access to the holiday home on the first day of the holiday period.

Liability

The owner cannot be held liable for damages as a result of facts and circumstances bearing no reference to the rental object, like a change of baths or other sport accommodations, businesses and shops, skiing elevators, as well as other local rates and/or taxes, or for road- and other construction works.

The owner can not be held liable for damages suffered by the tenant in connection with the execution of a profession or business (in which is includes damage by missing connections or not arriving at the place of destination in time).

In case of war, strike, natural catastrophes, exeptional weather conditions, decease of the owner etc, the owner can without compensation of possible damage of the tenant dissolve the lease agreement. The exclusions and limitations of liability by the owner mentioned in this article apply to the owner or the third parties brought in by him.

Complaints and disputes

The tenant must report possible complaints and/or remarks concerning the rental object immediately to the owner within 24 hours after arrival at the accommodation.

An untimely departure due to complaints, without prior consult of the owner, safeguards the owner against any acceptance of a complaint or any form of restitution whatsoever.

If the complaint cannot be satisfactorily remedied both tenant and owner are free to put the complaint before a qualified judge of the Court of Justice of Denmark. Danish law applies to all disputes between owner and tenant.

Silkeborg den 11/4 2005

ABC Holiday houses