



Rental conditions

1. **Rental subject:**

The landlord rents to the tenant one of the following accommodations (see booking confirmation for accommodation) within the Ferienresidenz Grafenmatt, Passhöhe 15, 79868 Feldberg.

Apartment "BLACK" (Apartment 305)

Apartment "FOREST" (Apartment 306)

Apartment "BLACK-FOREST" (Apartment 305 + 306)

2. **Maximum number of people**

The maximum number of people is limited to the number of adults and children specified at the time of booking. No additional overnight guests are allowed.

3. **House rules**

The main tenant and all co-tenants undertake to comply with the house rules posted in the house.

This applies to all residents listed in the booking and all guests who may be granted access to the apartment during the day. The main tenant undertakes to inform all persons from the booking and any guests about the rental conditions and the house rules.

He is liable for any damages resulting from non-compliance with these rules.

4. **Smoking**

Smoking is not permitted in all apartments.

Smoking is permitted on the balcony when the balcony doors are closed. Ashtrays are available but should be emptied regularly.



If the cleaning team detects a violation of the smoking ban inside the apartment or with the balcony door open, we reserve the right to have a very expensive ozone treatment carried out in the apartment. The costs for this must be borne by the main tenant.

5. **Furnishings**

The rental property is fully furnished. All freely accessible things are welcome to be used by you.

6. **Liability and obligations of the tenant**

The rented property, including the furniture and other objects in it, must be treated with care. The tenant must encourage the persons accompanying and/or visiting him to be careful. The tenant is liable for damage to the rental property, furniture or other objects in the rental property by him or persons accompanying him.

Something can always break. In the case of minor damage, we will certainly find an accommodating solution.

Defects that arise when the rental property is taken over and/or during the rental period must be reported to the administrator or landlord immediately in an appropriate form.

The cleaning staff checks the inventory after each departure, and we will invoice missing or defective items afterwards or deduct them from the deposit.

7. **Animal husbandry**

Pets are **not** allowed

8. **Access to the rental property**

The tenant allows the landlord access to the apartment even within the rental period in the event of emergencies, inspections or repairs/maintenance measures.

The landlord announces the necessary access to the rental property with 2 hours (except in case of emergency).



9. **Rental period, arrival and departure**

Earliest check-in is at 15:00.

Latest check-out is at 10:00 on the day of departure

If the apartment is empty before renting or after renting, these times can be extended at short notice on request.

At the end of the rental period, the tenant must tidy up the rental property and hand it over to the manager in a proper condition, swept clean.

This includes stripping the beds, folding the towels and putting all furnishings back to their original location.

Cooking utensils, crockery, glasses and cutlery must be cleaned and moved to their original location.

The keys and the garage opener are to be hung on the key rack before departure.

10. **Additional services**

Bed linen and towels are included in the price.

11. **Rental fee**

You will find the rental price in the booking confirmation

A **deposit** of **20%** of the rental costs and ancillary services (excluding deposit) is due for payment no later than 7 days after booking. If the money is not received in time, the landlord reserves the right to cancel the booking.

The remaining **80%** of the **rental costs** and ancillary services are due for payment 60 days before arrival.

In case the booking has been made within 60 days before arrival the rental fee is due immediately.



A **deposit** of 150.00 euros will be charged and refunded no later than 14 days after departure, provided that no defects have been found in the apartment.

The reason for a deduction from the deposit can be:

- Damage to the rental property or furnishings can be:
- Extreme soiling or other impurities that require extra cleaning
- Any other costs incurred by the landlord as a result of the tenant's stay that were not part of the booking

12. **Mode of payment:**

The amounts incurred can be paid by PayPal, bank transfer or credit card. Details can be found in the payment request.

13. **Damage at the start of the trip**

If the rental property or the property appears damaged or contaminated at check-in, the tenant undertakes to inform the landlord or the manager immediately.

14. **Cancellation**

The cancellation policy can be found on the homepage or during the booking process.

A refund of the deposit is excluded.

15. **Default**

The landlord reserves the right to terminate the rental agreement in the event of late receipt of payment. A refund of the deposit is also excluded in this case.

16. **Breach of contract**

If the house rules or the rental conditions are disregarded, this is considered a breach of contract, and the landlord reserves the right to terminate the contract early during the rental period. In this case, reimbursement of rent and ancillary costs is excluded.

17. **Insurance:**

The renter is advised to take out travel insurance before arrival to cover any problems such as a trip interruption.



18. **Written form, severability clause**

Changes and additions to this contract must be made in writing. This also applies to the amendment of this written form clause.

Should individually provisions of this contract be invalid or unenforceable or become invalid or unenforceable after conclusion of the contract, this shall not affect the validity of the remainder of the contract. The invalid or unenforceable provision shall be replaced by the effective and enforceable provision whose effects come as close as possible to the economic objective pursued by the contracting parties with the invalid or unenforceable provision.

19. **Venue**

This contract is governed by the laws of the Federal Republic of Germany.

The place of jurisdiction for any disputes is Freiburg.

By booking, the main tenant and all arrivals agree to the above rental conditions and house rules and confirm that they have taken note of the recommendation to take out travel insurance.