

## **Rental conditions**

When renting the holiday home 'De Douvevallei', the renter, signatory(s) of the rental contract, accepts the general rental conditions, as described below.

The owner may charge additional costs if points from the rental conditions are not respected; these additional costs may be deducted from the rental guarantee by the owner after the stay.

We like to rent in an atmosphere of mutual respect. We focus on groups of friends or families who would like to spend time together in a pleasant environment and warm atmosphere.

No parties, bachelor parties and similar parties. We ask for the necessary respect for other guests who are also staying in the Douvevallei.

The owner reserves the right to enter the rented house(s).

Pets are not allowed and it is forbidden to smoke in the entire house. It is forbidden to enter the buildings and the private grounds of the owner of the farm. When booking, you must agree to the house rules and these rental conditions.

### **1) Maximum number of persons**

Holiday home 'De Douvevallei' is comfortably furnished for a stay of a maximum number of people, as stated in the rental contract and this number may not be exceeded under any circumstances. Failure to comply with this condition will result in the automatic termination of the rental agreement and the refusal of access to the holiday home without reimbursement or any other form of compensation.

### **2) Accidents**

The owner is not responsible for possible accidents in or around the house.

Any form of damage will be charged in full to the renter for the cost of repair.

### **3) Duration of the stay**

The house is rented for a minimum of 2 nights:

Weekend: from Friday 16h to Sunday 16h

Midweek: from Monday 16h to Friday 10h

Week: from Monday 16h to Monday 10h (or on request from Friday 16h to Friday 10h)

### **4) Care for the home and its surroundings**

The rented house must be occupied by the renter(s) with the required care, taking into account the peace and respect for the environment. The house is non-smoking. Pets are not allowed. Beds and furniture may not be moved, unless with the prior consent of the owner. The renters will keep the house during the stay against fire, burglary, water damage, frost damage, etc. Making a campfire or other form of open fire is forbidden by police regulations.

There is no digging around the house or in the garden. Respect the work of the farmer, do not enter the adjacent fields. Only charcoal may be used for the barbecue.

## **5) Bed, bath and kitchen linen**

Are brought by the tenant himself, there is also the possibility to rent a set of bed linen and / or towels.

Bed mattresses, pillows and duvet covers may not be used without a cover for hygienic reasons: under sheets, duvet covers and pillowcases are always compulsory; the use of sleeping bags is not permitted for hygienic reasons.

## **6) Cleaning and checklist on departure**

The holiday home must be left 'broom clean' at the end of the stay. The house must be returned in an orderly manner and in accordance with the inventory drawn up on arrival. Damage or missing objects will be compensated by the renter. The refrigerator, oven, microwave and BBQ must be left cleaned, crockery and other equipment must be washed and/or cleaned and stored. The dishwasher will be emptied by the renter before leaving the house.

Remaining waste, glass, PMD, paper and cardboard, compost must be disposed of separately in accordance with the waste regulations. In the house is indicated where which waste should be disposed of. Remaining waste must be placed in separate plastic bags tied up in the container (do not throw it loose in the container).

There is a checklist available in each house, stating the points to be verified by the tenant when the house leaves/leaves.

## **7) Rental price**

The rent is detailed in the rental contract.

## **8) Rental contract**

The rental contract must be completed, dated, signed and marked 'read and approved' within 4 days of receipt and returned to

Marc and Lut Heyman-Haelters

Schomminkelstraat 36

8954 Westouter

Or by mail: [info@dedouvevallei.be](mailto:info@dedouvevallei.be)

## **9) Payment**

The renter must pay the deposit, 4 days after receipt of the rental contract.

The remaining amount of the rent plus the deposit must be paid at the latest 2 weeks before the start of the rental period into the bank account mentioned on the rental contract.

Your reservation is final as soon as the owner has received the rental contract and the deposit. The owner can terminate the rental contract without notice or compensation, if the renter exceeds this period.

In case of a reservation within 30 days before the start of the rental period, the renter must pay the full rental price plus deposit 4 days after receipt of the rental contract.

The deposit will be paid within 2 weeks after the rental period into the bank account of the renter, after deduction of any costs of damaged goods, etc.

## **10) Cancellation**

The owner reserves the right to terminate the rental agreement in case of force majeure (e.g. fire, storm damage, ...). In this case, the owner does not owe the renter any compensation, but immediately reimburses the deposit and the guarantee, if these have already been paid.

If the renter does not comply with the payment terms, the owner reserves the right to cancel the rental contract.

Any cancellation of the rental contract by the renter must be notified immediately in writing. In case of cancellation, the following agreements apply:

- up to 30 days before the start of the rental period, 30% of the total rental price with a minimum of 100% of the deposit will be charged.
- within the 30 days before the start of the rental period, 60% of the total rental price with a minimum of 100% of the deposit will be charged.
- within 2 weeks before the start of the rental period, 90% of the total rental price will be charged with a minimum of 100% of the deposit.

## **11) Use of barrel sauna**

When using the barrel sauna, the rules listed in the house rules of the holiday home apply; serious damage can lead to compensation of the repair costs. The barrel sauna must be cleaned and left behind by the renter.

## **12) Key**

The owner will inform the renter in time of the collection address for the house key.

If the renter loses a key, a fixed amount of 150 eur will be charged.

## **13) Fire risks**

The renter makes every effort to avoid and anticipate all fire risks in and around the home. No candles or equivalent are allowed in the house; when using candles or the fire bowl, it must not be used unattended and any fire must be extinguished by the renter as soon as the renter leaves this place.

## **14) Use of own (electric) cooking equipment**

The use of a deep-fat fryer or any form of electric cooking (gourmet, BBQ, table grill, teppanyaki or similar) at the table or indoors is not permitted ; this may be done outdoors as long as you do not consume more than 2000 Watts of electricity on the same circuit. The use of own electric devices with a power exceeding 2000 Watts and brought along by the renter is not allowed.

## **15) Charging electric batteries**

Charging any electric batteries at night or without supervision during the day is not allowed; charging of electric bikes / cars may only be done during the day and in no way inside the house.