

General Rental Terms and Conditions for Natuurhuisje Lust en Last

Version 2024.10.31

Application

These general terms and conditions apply to reservations and agreements regarding the "Natuurhuisjes Lust en Last," located at Kokseweg 4-6, Sommeldijk.

In these terms, "landlord" refers to Hofstede Lust en Last B.V., and "tenant" refers to the person entering into a rental agreement with Hofstede Lust en Last B.V. for the rental of one or more holiday homes.

The holiday home(s) serve a recreational purpose. The term "natuurhuisje" refers to a holiday home. These conditions apply regardless of any other conditions or terms of booking platforms. Any deviations from these terms are valid only if agreed upon in writing.

Article 1 - Reservations

We only process reservations from persons 18 years or older; reservations by persons under 18 are not accepted. We reserve the right to refuse a reservation at any time without explanation.

After reservation, you will receive a confirmation within 24 hours, including the general rental terms. Please check the documents for accuracy and report any errors immediately. If you do not receive a confirmation within two days, please contact us promptly.

The agreement is established when we confirm your reservation. The agreement concerns the rental of the holiday home for recreational use, inherently short-term by nature (Art. 7:232 para. 2 BW).

Article 2 – Rates and Payment

The rental rates for the holiday home are listed on the online booking platform 'www.natuurhuisje-lustenlast.nl'. The stay fee is increased by a fixed amount for final cleaning. Rates shown include VAT. The rental price includes bath and bed linen.

Tourist tax, as determined by the municipality, is charged per person per night. The current rate is €1.50 per person per night; however, municipal rate changes may apply without further notice.

Payment Terms:

- Payments are due immediately upon booking or via a payment request provided by us.
- You must pay 100% of the rental sum at the time of booking.
- By paying the rental sum, you confirm that you have read and accepted the general rental terms. The rental ends automatically after the agreed period. In case of late payment, we reserve the right to cancel the reservation and terminate the agreement.

Article 3 - Changes

If you wish to make changes after booking, we are not obligated to accept them. It is at our discretion whether and to what extent changes are accepted. Changes are generally not allowed within one week before the arrival date.

Upon accepting a change, we will confirm the change of date or accommodation. If this results in rate adjustments, we will inform you of the new rates and payment options for any additional charges.

If you wish to extend your stay to an adjacent

period, you may submit a request or book the period via the booking platform.

Article 4 - Cancellation

Cancellation must always be done in writing (via email). The following conditions apply:

- Up to 28 days before arrival: 25% of the rental sum is due.
- Up to 7 days before arrival: 50% of the rental sum is due.
- From 7 days to the day of arrival: 100% of the rental sum is due.
- If you do not arrive within 24 hours of the agreed date without prior notice, this will be considered a cancellation, and 100% of the rental sum is due.

In case of cancellation by us, any payments made will be refunded.

Article 5 - Check-in and Key Collection

We will inform you of the key collection and check-in details by email at least 24 hours before arrival. Check-in is available from 4:00 p.m. on the day of arrival.

We provide the key to the holiday home as a loan. If the key is lost or stolen, a fee of €100 applies. Duplication of the key is prohibited, with a penalty of €500 in addition to actual costs.

Article 6 - Stay in the Holiday Home

Staying with more people than agreed upon or exceeding the maximum of two persons is not allowed without our permission.

During the stay, you and other guests must behave as good tenants in and around the house. Parties are prohibited and may lead to early termination of the rental agreement without refund. The holiday home is non-smoking, but smoking is permitted on the terrace.

Water and electricity use are included, but we kindly ask you to use them sparingly.

Moving furniture or electronics and taking indoor furnishings outside is not allowed, except for tableware/cutlery for outdoor use.

Article 7 – Departure

On the day of departure, you must vacate the house by 10:00 a.m. Instructions for checkout and key return will be provided by us. Any costs incurred due to delayed departure will be charged to you.

Upon departure, you must leave the house in the following condition:

- Swept clean and tidy;
- All dishes dried and put away;
- Beds stripped, with bedding and linens folded in the hallway;
- Dishwasher and refrigerator emptied and cleaned;
- No leftover food items;
- Waste sorted in the correct bins; glass should be taken home.

Any damages or breakages should be reported.

Article 8 - Force Majeure

Force majeure means we cannot (timely) fulfill the agreement due to circumstances beyond our control, such as war, strikes, blockades, fires, or natural disasters.

Article 9 - Liability/Complaints/Damage

You and other guests are responsible for damage to the house, inventory, or other property unless you can prove that you are not responsible.

We accept no liability for theft, loss, or damage to personal property. If you wish to file a complaint, you may do so in writing within 14 days of departure, with an explanation.

Article 10 - Applicable Law

Only Dutch law applies to these terms and the rental agreement.