

GENERAL RENTAL TERMS AND CONDITIONS

1. Registration and payment

When registering, the tenant must clearly state the correct name of the tenants and their date of birth. In order to guarantee peace and quiet, the studio is only rented to adults. The studio is suitable for a maximum of two people. If this is not met, the access can be refused.

The reservation is guaranteed for 10 days. The reservation is confirmed after paying a deposit of 30% of the total amount and signing 'for reading and agreeing' of these terms and conditions. The balance is paid before arrival (there is no payment terminal available). An invoice will be sent both for paying the deposit and for paying the balance.

2. Guarantee

A deposit of 200 eur must be paid on arrival.

3. Cancellations

Cancellations and refunds for 100% can only be made on reasonable and demonstrable grounds, up to 7 days before the reserved stay.

4. Obligations of the tenant

- The dates of the stay must be strictly observed.
- Arrival between 16h and 20h, departure between 08h and 10h.
- If the house is not involved on the agreed date or in case of late arrival, the tenant must inform the lessor of this.
- If the hour of departure is not respected, part of the deposit can be collected for the hiring of additional workers for the cleaning.
- Animals are not allowed, if this is not respected access to the studio can be denied.
- Smoking is not allowed in the studio, vapor products are also not allowed.
- During the entire duration of the stay, the tenant is fully liable for the property. He undertakes to cover the costs arising from an error or negligence on his part.
- The tenant will treat the house as a good family man.

- It is forbidden to hang anything on the walls.
- The tenant takes into account the peace of the neighbours.
- The tenant has the necessary insurance against rental risks such as fire, water damage e.a.
- The furniture and movable objects that are missing or put out of use after the expiration of the rent must be paid or replaced by the tenant.
- The tenant must leave the house 'sweep clean', that is, everything is in its original place, the kitchen is tidied, the dishwasher, the fridge and the oven are empty, the dishes are in place, all garbage and rubbish is taken away in the designated waste bags and containers.
- The tenant relieves the owner of all responsibility for any accidents that may occur in the studio or in the complex.
- As the studio is part of the complex 'Kapittelhuis', the house rules, attached here, need to be signed and applied where relevant.

5. Miscellaneous

Any complaints in connection with the rented property, which do not affect the facility, must be communicated within 48 hours after the house has been moved in, this also applies in case the house would not be clean on arrival. After the expiry of this period no complaints can be taken into account.

The owner is not liable for unforeseen circumstances, cases of force majeure or annoyance that disturb, interrupt or prevent the stay. They can under no circumstances give rise to the payment of compensation.

6. Disputes

Only the courts of Ghent are competent for all disputes that may arise from the interpretation, the compliance or the application of this contract. In all cases, the amount of any legal claim can never exceed the rent.