

Terms of service

about renting the holiday home "Fraulein Meer - Miss Sea"

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§1 Subject

These terms of service govern the legal framework on the rental of the holiday home "Fraulein Meer - Miss Sea" and the contractual relationship between the tenant and the property owners Sandra and Daniel Wilcke, Brentanoweg 6, 14469 Potsdam.

§2 Rental object and keys

(1) The property owner shall rent to the tenant the following accommodation ("rental object"):

Ferienhaus „Fräulein Meer (Miss Sea)“
Sonnengarten 43
18573 Seebad Altefaehr, Germany

for the maximum of 6 persons and 2 children until the age of 3 years.

The rental object is a non-smoking object.

Pets are not allowed.

No commercial leasing, e.g. to workers.

(2) The rental object is fully furnished and equipped. Towels and bed linen are **included** for the booked number of persons. Optional 2 high chairs, 2 children beds and 1 bed guard are available free of charge.

(3) The tenant is entitled to use all the facilities of the house (except the attic) and the property during the rental period.

The tenant receives from the manager at the arrival for the duration of the rental period 2 front door keys, mailbox keys, outdoor water tap keys and summer house keys each.

§3 rental period, arrival and departure

(1) The rental shall cover the period from day of arrival until day of departure which is specified in the online booking process.

(2) The arrival shall take place from earliest 4:00 pm. The exact time of arrival is to be communicated to the manager before arrival. The contact information of the manager will be given in the booking confirmation.

(3) The departure shall take place until latest 10:00 am. The exact time of departure is to be communicated to the manager Mr. Frank Liedtke before departure.

(4) At the end of the rental period, the tenant must return the rental object to the manager or his representative fully vacated, well swept and in an orderly condition.

§4 prices, visitors' tax and payment apply

- (1) For the transfer of the rental object the property owner receives rent from the tenant in the amount, which is specified during the online booking process. The rental price **includes** the obligatory final cleaning.
- (2) The consumption costs for electricity, water and gas and an internet flat (Wi-Fi) are **included**.
- (3) **No security deposit** will be required at the day of arrival.
- (4) Altefaehr is an official seaside resort and raising a visitors' tax and property owners have to transfer the tax to the municipality. This is **1.20 €** per person per day from the age of 17 and is payable in advance by bank transfer after creating the visitors cards. For the creation of the visitors cards the following personal data of all persons are required in advance:
 - name
 - surname
 - date of birth
 - duration of stay (with different arrival and departure dates)
 - identity card number

The visitors' tax does not have to be paid by persons with disabilities above 80% and their accompanying persons. For business travelers also no tax is to be paid. Please give us a short hint after booking.

- (5) The tenant has to wire 20% of the amount as a down payment within 14 days after receiving the rental contract or the booking confirmation to the account given in the rental contract or the booking confirmation.

The remaining amount is to be paid at the latest 4 weeks before arrival on the same account. If there are less than 28 days between the day of the conclusion of the contract and the day of the start of the rental period, the entire amount must be transferred to the named account immediately after conclusion of the contract.

- (6) If the tenant is in default of payment by more than 14 days, the property owner is entitled to terminate the contract without further notice and rent the object elsewhere.

§4 Cancellation and cancelation of stay

- (1) If the tenant cancels (terminates) the contract before the start of the rental period without naming a new tenant who enters into the contract on the same terms, the following pro rata rent shall be paid as compensation, taking into account the saved expenses, if another rental is not possible:

Cancelation

- up to 49 days before the rental period: 10 % of the amount,
- up to 35 days before the rental period: 30 % of the amount,
- up to 21 days before the rental period: 60 % of the amount,
- up to 14 days before the rental period: 80 % of the amount and
- less than 14 days before the rental period: 90 % of the amount.

Nevertheless, the property owner makes every effort to rent the property elsewhere.

- (2) The tenant can prove a lesser damage at any time.
- (3) If the tenant breaks off the stay prematurely, he remains obliged to pay the full amount.
- (4) A cancellation or termination can only be made in writing. Decisive is the day of receipt of the declaration by the property owner.
- (5) It is strongly recommended to take out a travel cancellation insurance with the relevant insurance companies.