



't Goed ter Fintele
VAKANTIEWONING

CONTRACT OF RENT



1. SUBJECT

The landlord is letting the holiday home called 't Goed ter Fintele, at the location of Fintele 11, 8647 Lo-Reninge to the tenant.

The beautiful patrimony is equipped to host maximum 21 persons. It's equipped with authentic materials such as ceramics and blue hardstone. There is also domotica and easy internet access. Here you can find a description of the rented rooms:

Ground level:

- Entree with cloak room and beautiful painting
- Spacious living area with corner seat, gas stove, big flat screen tv and beautiful decorations. Spacious dining room with table and chairs, kitchen island with bar stools, big cooking stove (Falcon), cooling cel, dishwasher, 4 (steam) ovens, microwave, extra refrigerator, freezer, built in coffee machine, toaster, beautiful dinner set with wine glasses, champagne glasses, cocktail glasses, liquor glasses, cutting boards, all the necessary kitchen utensils,... Nothing is missing.
- Laundry room with washing machine and dryer.
- 4 luxurious 2 person bed rooms with airco and internet access. Each room has a separate bath room that contains a shower, heated mirror and toilet.
- 1 luxurious family room with double bed and single bed, internet access and separate bath room with shower, toilet and heated mirror.
- 1 luxurious family room with double bed, internet access and separate bath room with shower, toilet and heated mirror.

First level:

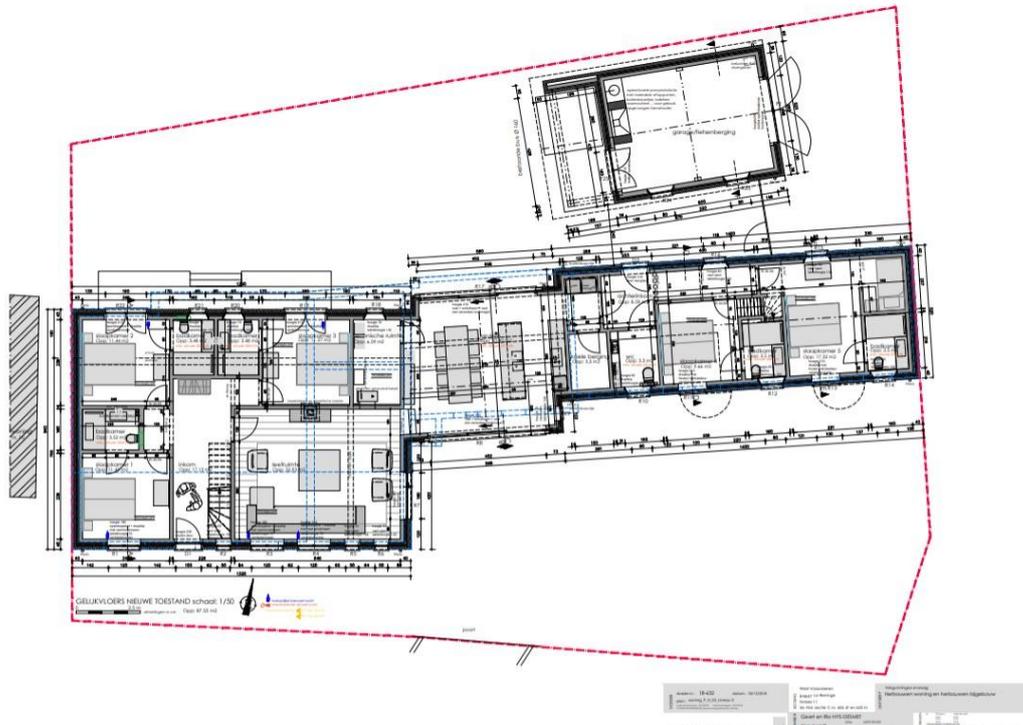
- Spacious living area with big flat screen tv, toys and beautiful decoration. There is a convertible corner seat with bed for 2 persons. Toys and games can be found here.
- Luxurious 2 person bed room with child bed, internet access, decorations, airconditioning, and bath room with shower, toilet and heated mirror.
- Each family room has also a first level. The first family room contains 4 single beds on the upper floor, the second family room contains 2 single beds and 2 chairs on the upper floor.

BBQ house:

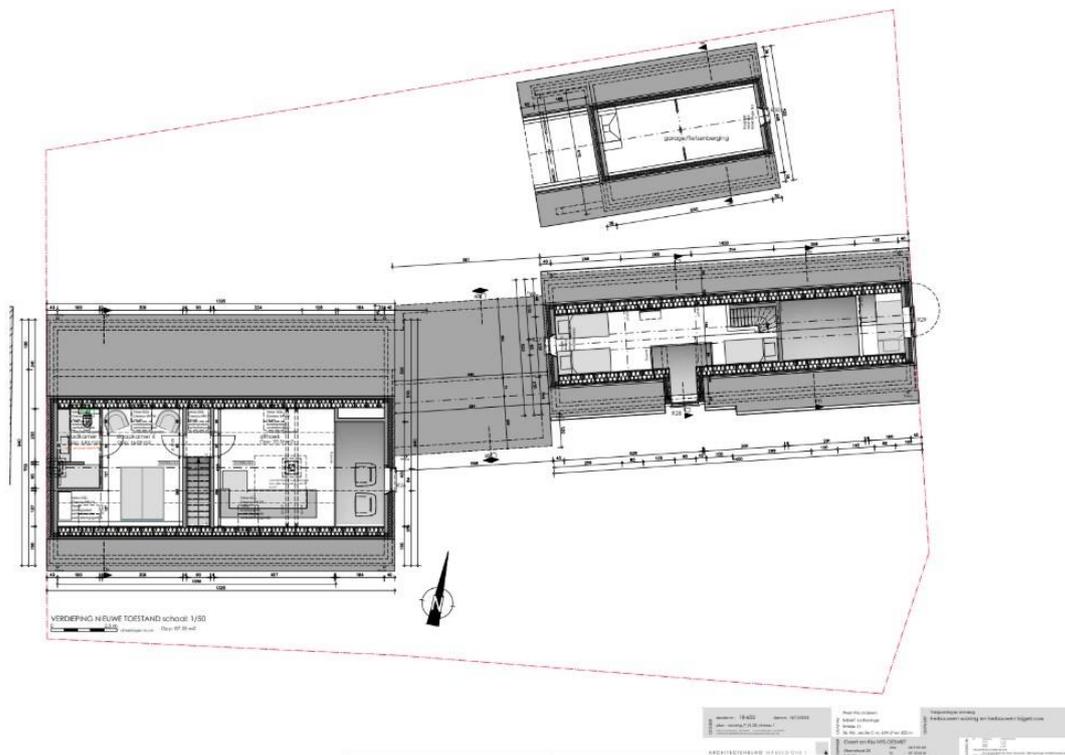
- Built-in BBQ with all necessary BBQ utensils, sink, and bottle cooler where you can buy several drinks.
- Garden: Front: seating area with matching pillows and 2 small tables, 4 garden lights and beautiful plants. Back: 2 big tables with matching chairs, a lighted 'vespa' bar unit, a chest with 10 blankets, a parasol, a jacuzzi and 2 garden lights. Parking area is located next to the building.

2. GROUND PLAN

GROUND FLOOR



FIRST FLOOR



3. ACCEPTATION OF THE HOUSE IN GOOD CONDITIONS

The landlord offers the holiday home to the tenant and the tenant accepts the holiday home in the state as it is, which is in good conditions of upkeep, safety, hygiene and livability, conform all the royal and local laws and agreements applicable to the holiday home.

4. DESTINATION AND USE

4.1 The house is exclusively destined to seasonal rent. The tenant cannot have his legal domicile at the address of the holiday home. It is not permitted to change the destination or usage of the holiday home by the tenant.

4.2 It is not allowed to stay in the house with more than the mentioned number of 21 persons. It is also forbidden to station caravans, motorhomes or tents on the domain of the house. If more than 21 persons stay at the house, there will be a charge of 25% of the rental price per extra person that has stayed in the house. This amount will be deducted of the paid guarantee.

4.3 State of the house: the rented house will be cleaned thoroughly before usage and will be delivered to the tenant in a clean state. Upon leaving the house, the landlord expects the tenant to deliver the house in a clean state. Before the end cleaning, we expect the tenant to put everything back in its rightful place, to do the dishes, to clean all used kitchen appliances and bath rooms, and to take the sheets of the beds. We ask you to put the bed and bath linen in the entry hall. That way it's easier for the landlord to take everything to the dry cleaner. If the tenant does not comply with these conditions, the landlord can charge extra cleaning costs.

5. TRANSFER AND SUBLET

It is not allowed for the tenant to transfer his rights to the holiday home to another person, or to subrent the house to other persons.

6. PAYMENT AND CONDITIONS

6.1

Reservations are done via mail or in writing and after a mail of confirmation of the e-mail address "Vakantiewoning 't Goed ter Fintele".

6.2 The rental price is mentioned on the website under "PRICE".

Before a booking is permanent, the full amount of the rental price needs to be paid 7 days before arrival.

6.3 The obligation of the landlord to give the tenant access to the house can be postponed until the rent is fully paid and until the rental contract is signed and in the possession of both parties.

6.4 Upon late payment, the tenant is in neglect. The landlord informs him of this fact in writing. The tenant then still has the possibility to pay the due amount within 7 days. If he refuses to pay after this neglect, the contract of rent will be cancelled the day of the neglect.

6.5 the landlord has the right to cancel the agreement upon circumstances beyond his control or force majeure. In this case, the tenant will be informed as soon as possible of the cancellation of the contract. The landlord will reimburse the already paid rental price within 2 weeks after cancellation.

7. RENTAL WARRANTY

7.1 To ensure a good ending of the rental contract, the tenant will pay a rental warranty of 500 €, before he can have access to the house. The warranty can be paid in cash upon arrival or deposited 7 days before his stay in the house, together with the rental price.

7.2 the obligation of the landlord to give the tenant access to the house can be postponed until the rental warranty is fully paid. Upon lack of payment, the agreement will be considered as dissolved at the starting date. The rental warranty is completely separate of the rental price.

7.3 Upon check-out the inventory will be checked:

- Each broken glass or cup will be charged for 5 euros.
- Each broken plate will be charged for 20 euros.
- Each broken or stolen towel will be charged for 30 euros.
- Each damage found on the plaids and duvets will be charged for 50 euros.
- If there is damage found on the interior or decorations, there will be charged an amount equal to the value of the damaged good.

7.4 In case of no damage, the rental warranty will be repaid by the landlord 4 weeks after the duration of the rent. Eventual banking costs related to the repayment will be charged to the tenant (Attention: if the tenant uses the IBAN information correctly, transfer within the EU is free).

7.5 Consumed drinks are to be paid in cash at the end of the tenant's stay.

8. CANCELLATION AND CONDITIONS

All cancellations, for every reason, need to be done via mail (info@tgoedterfintele.be)

The tenant can cancel the contract at every moment, on condition that a flat-rate compensation is paid:

Until 6 weeks before arrival: 50% of the rental price

Until 14 days before arrival: 80% of the rental price

Within 14 days before arrival: 100% of the rental price

If we can rent the holiday house again in the cancelled period and in the same formula, the total rental price will be reimbursed upon deducting € 250 euros of costs for administration and rebooking.

9. USAGE AND COSTS

9.1 The price is all-inclusive. This includes electricity, cleaning, gas, bed linnens, bad linnens, heating, water, first aid kit, service costs, toilet paper, cleaning of the jacuzzi, herbs, refuse bag, kitchen towels, cleaning products, dish washer products, usage of the jacuzzi, usage of the separate bbq house, coffee,...

9.2 The tenant complies himself to treat the rented house and its furniture as a good house father in all situations. This means amongst others closing windows and doors upon wind or rain, closing the house upon absence, and the reasonable usage of water, electricity and heating. If the landlord notices an excessive usage this will be deducted of the paid rental warranty.

10. GARBAGE DISPOSAL

Please empty all the small garbage cans in the room and put them in black garbage bag. This garbage bag you can find in the kitchen, under the sink. You can put the garbage bags under the shed of the bbq house.

11. LIABILITY OF THE TENANT

11.1 the tenant is liable for alle damage caused to the holiday house by himself or his travelling companions. During the duration of his rental period he is responsible for the house and he is obligated to keep the house neat and clean.

It is recommended to close an extra travelling insurance next tot he tenant's own insurance.

11.2 The tenant is responsible for all forms of damage to the house and its contents as the landlord determines at the end of the rental period.

11.3 All damage needs to be reported by the tenant tot he landlord before leaving the holiday house.

11.4 Animals are forbidden in the holiday house. If the landlord notices that animals have been present in the house, the landlord can charge a reimbursement according tot he damage the animal has caused.

11.5 Smoking is not allowed in the holiday house. If the landlord finds any indication that there has been smoked in the house, he will be obliged to charge a reimbursement of the caused damage.

12. VISITS OF THE LANDLORD

The landlord is allowed to visit the holiday house, upon agreement with the tenant, with the goal of checking if all obligations are complied with. This right needs to take into account the private life of the tenant and cannot be used excessively.

13. JACUZZI

Upon each use of the jacuzzi, the jacuzzi needs to be cleaned. The jacuzzi cannot be used with clothes or shoes. There is a maximum of 8 persons in the jacuzzi. We prefer to not have children under 5 years in the jacuzzi. Upon checkout no indications of the usage of alcohol or glass can be found in the jacuzzi.

Damage to the jacuzzi will have to be reimbursed with an extra compensation of 100 euros.

The rules of the jacuzzi need to be respected.

We are not responsible for any contaminations caught in the jacuzzi.

14. RESPONSABILITY IN CASE OF ACCIDENTS AND BURGLARY

14.1 The landlord is not responsible in case of accidents that occur in and around the house.

14.2 the tenant is responsible for all thefts and damage to the goods when there are no indications of burglary. Upon theft without indications of burglary, for example, if he did not close the windows and doors upon his absence, the tenant is responsible for he suffered damage.

15. VARIA

15.1. Any typing errors in this contract, our website or other forms and documents are tentative.

15.2 the landlord keeps the right to amend the contract by means of errata.

15.3 the landlord and mediator are under no condition liable and responsible for he suffered damage to all involved persons and goods.

15.4 The separate rental instructions are integrally part of this agreement. We ask you to follow all the regulations strictly.

16. CORONA

If there is another wave of the COVID19 virus in Belgium, we are prepared to postpone the stay to a later date.

The landlord trust the tenant to follow all the regulations concerning the COVID19 that are valid at the moment of the tenant's stay in the house. The landlord cannot be held accountable for any infractions of the tenant regarding the COVID19 measures that happened in the holiday house.

For agreement,

Tenant

Name:

Date:

Signature:

For agreement,

Landlord

Name: Geert & Ria Nys-Desmet

Date:

Signature: