



## **General rental conditions Romantische Rijksmonumenten**

### **Article 1. Terms**

The tenant is a natural person (24 years or older) who rents or is going to rent an accommodation from Romantische Rijksmonumenten. By tenant is also meant all those who stay with the tenant who makes the booking in the accommodation during the rented period.

Landlord is the owner or his representative, Romantische Rijksmonumenten

Host(ess) is the person who, on behalf of the landlord, has the daily management tasks in the accommodation and who is the person of contact for guests in practical matters.

### **Article 2. BOOKING**

#### **Article 2, paragraph 1**

Tenants book online via <https://romantischerijksmonumenten.nl/>.

#### **Article 2, paragraph 2**

For reasons of tranquillity, the accommodations are not rented to groups of youngsters of which the oldest is under 25 years old.

#### **Article 2, paragraph 3**

The tenant will provide the necessary details for making the booking and the execution thereof. After booking, the tenant will receive a confirmation of the reservation request.

#### **Article 2, paragraph 4**

The rental agreement is definitive only after the tenant has booked online, after Romantische Rijksmonumenten has approved the booking and after the tenant has paid 50% of the rental amount. Without payment the rental agreement will expire.

**Article 2, paragraph 5**

The tenant will receive a Reservation Confirmation via email at that time. This confirmation also applies as an invoice.

**Article 2, paragraph 6**

The person who performs the booking is jointly and severally liable for all obligations arising from the booking. If the booking is made by more than one person, they are all jointly and severally liable for all obligations arising from the booking.

**Article 2, paragraph 7**

The accommodation is only intended for recreational purposes for the agreed period and the agreed price.

**Article 2, paragraph 8**

For reasons of tranquillity, the accommodations are not rented to groups of youngsters of which the oldest is under 25 years old.

**Article 2, paragraph 9**

Each accommodation can only be used by the number of guests agreed upon when booking or agreed thereafter by mail. Use of the accommodation by third parties is only permitted if the landlord has given written permission.

**Article 2, paragraph 10**

It is forbidden to place tents, caravans, etc. on the site of the accommodation. The Landlord and host(ess) have the right to summon the tenant to remove them. If the tenant does not comply with this demand, the landlord has the right to terminate the rental agreement immediately and the tenant is obliged to leave the accommodation immediately.

**Article 3. PAYMENT**

**Article 3, paragraph 1**

After approval of the reservation request by Romantische Rijksmonumenten, the tenant must pay 50% of the rental amount by banc transfer within 24 hours. Without paying this deposit, the booking will be cancelled.

**Article 3, paragraph 2**

The remainder of the rent and the additional costs (see articles 7 and 8) must be received no later than 4

### **Article 3, paragraph 3**

When booking within 4 weeks before the start date, the entire rental amount plus the additional costs must be paid immediately after booking.

### **Article 3, paragraph 4**

In the event of late payment of the remainder of the rent and the extra costs, the tenant is in default. He will be notified of this by e-mail and then still has the option to pay the remaining amount within 5 days. If payment is not performed, the tenant cannot claim to use the accommodation and he remains indebted for the remaining rental amount.

## **Article 4 SUBSTITUTION**

### **Article 4. Paragraph 1**

Timely before the start of the stay, the tenant can be replaced by another person under the following conditions:

- A request for substitution must be submitted to Romantische Rijksmonumenten no later than 7 days before the start of the booking period.
- The conditions do not preclude this substitution
- The original tenant and the person who replaces each bear the joint and several liability for the payment of the remaining part of the rent and the additional costs.

### **Article 4. Paragraph 2**

The tenant is not permitted to sublet the accommodation or parts thereof.

## **Article 5. CANCELLATION**

### **Article 5, paragraph 1**

The tenant can cancel free of charge within 48 hours after the booking has been made. This is only possible for bookings whose arrival date is later than 2 weeks from the booking date. In case of cancellation within 48 hours, Romantische Rijksmonumenten must refund the already paid rent within 7 days.

### **Article 5, paragraph 2**

Free cancellation is no longer possible after 48 hours.

### **Article 5, paragraph 3**

The tenant is personally responsible to arrange a cancellation insurance for the entire rental amount, if desired, to insure himself against the situation that he is unexpectedly unable to use the holiday accommodation.

## **Article 6. MODIFICATION OR TERMINATION BY ROMANTISCHE RIJKSMONUMENTEN**

### **Article 6, paragraph 1**

Romantische Rijksmonumenten has the right to change or cancel the booking due to serious circumstances after the booking. Serious conditions include:

- a. Unforeseen circumstances that are of such a nature Romantische Rijksmonumenten is unable to offer the holiday accommodation for the booking period.
- b. Obvious omissions in the rental price offer.
- c. The booking does not meet the conditions for renting out the holiday accommodation
- d. The tenant is on the "no longer welcome" list.

### **Article 6, paragraph 2**

In the case of the situation under a, b and c, Romantische Rijksmonumenten consult with the tenant about a suitable alternative.

### **Article 6, paragraph 3**

If any circumstance as referred to in article 6.1 a-c necessitates cancellation of the rented accommodation, the tenant will be notified as soon as possible. Romantische Rijksmonumenten will offer the tenant an equivalent alternative. If the tenant does not accept this alternative or if Romantische Rijksmonumenten cannot offer a suitable alternative, the amount already paid will be refunded within 7 days. The tenant has no more or other right to Romantische Rijksmonumenten than to reclaim this amount.

## **Article 7. ADDITIONAL COSTS**

### **Article 7, paragraph 1 Service costs**

The service costs are an inseparable part of the total rent. They include cleaning of the house, swimming pool and whirlpool, bed linen and kitchen linen, costs of the water, guidance and availability by phone of the host(ess) and management. The beds are made upon arrival.

### **Article 7, paragraph 2 Energy**

The energy costs are an inseparable part of the total rent. They cover the costs for heating, hot water, the heating of wellness and the swimming pool.

**Article 7, paragraph 3 Tourist tax**

Most municipalities in the Netherlands levy a tourist tax. This is collected by the landlord and paid to the municipality.

**Article 7 paragraph 4 Surcharge for dogs**

A small surcharge per stay is required for dogs.

**Article 8. GUARANTEE AND DAMAGE****Article 8, paragraph 1**

The deposit will be refunded to the tenant's bank account within 14 days of departure, unless damage to the accommodation is determined or items present in the house are missing. In that case, the deposit will be retained until the claiming procedure is settled.

**Article 8, paragraph 2**

If the house is left excessively dirty, an additional cleaning fee will be charged.

**Article 8, paragraph 3**

The tenant is obliged to arrange insurance against unexpected damage in and to the accommodation. Most liability insurance policies do not cover this damage. Therefore, check your travel insurance or arrange one that covers damage to an accommodation.

**Article 8, paragraph 4**

Damage and defects that have not been reported to the host(ess) or landlord within 24 hours of key transfer are assumed to have been caused by tenants.

**Article 8, paragraph 5**

In the unlikely event of damage, the tenant will report this to the host(ess) upon departure. If the damage has not been reported and an has been determined later after departure of the tenant during the cleaning of the house, the landlord or host(ess) will inform the tenant of the determined damage.

**Article 8, paragraph 6**

The host(ess) and the tenant collectively take photos of the damage and jointly draw up a claim form that is signed by both. If damage is only determined after the departure of the tenant, the host(ess) will create a new damage form.

**Article 8, paragraph 7**

The host(ess) and the tenant collectively take photos of the damage and jointly draw up a claim form that is signed by both. If damage is only determined after the departure of the tenant, the host(ess) will create a new damage form.

**Article 8, paragraph 8**

As soon as the costs of repair or replacement are known, the lessor sends the invoice to the lessee.

#### **Article 8, paragraph 9**

The lessor further settles the damage with the insurer. The landlord is not liable for this.

#### **Article 8, paragraph 10**

Romantische Rijksmonumenten returns the deposit tot the tenant diminished with the costs of repair or replacement. If the costs are higher than the deposit, the tenant transfers the remaining costs to Romantische Rijksmonumenten.

### **Article 9. HOUSE RULES AND INSTRUCTIONS FOR USE**

#### **Article 9, paragraph 1**

After payment of the remaining rent, Romantische Rijksmonumenten will send the house rules and instructions for use by email. These rules describe, among other things, the hygiene rules around the wellness and swimming pool. The tenant must adhere to these rules.

#### **Article 9, paragraph 2**

The quality of the swimming pool water is continuously monitored remotely. An external check may also take place unexpectedly. These are governmental rules. In the event of serious contamination, Romantische Rijksmonumenten reserves the right to close the swimming pool immediately.

#### **Article 9, paragraph 3**

Swimming is at your own risk. Children without a swimming diploma are only allowed to use the swimming pool under supervision of an adult. Diving is prohibited.

### **Article 10. DELIVERY OF THE ACCOMMODATION ON LEAVE**

When leaving the accommodation, the tenant ensures that

- the house is left broom clean
- the furniture is put back in its old place
- no dirty crockery or cutlery is left behind. The tenant can put this in the dishwasher before leaving and switch it on.
- all garbage has been deposited in the designated bags in the container
- all empty bottles are in the designated bins
- the barbecue has been emptied and cleaned

## **Article 11. Nuisance**

Do not inconvenience the neighbors. Remember that noise in the countryside carries far. The group accommodations are not a party location. It is not allowed to make music outside. We do not have permission for this. Music that is played indoors is not allowed to be heard outdoors. The use of speakers is not permitted. It is not permitted to have noisy conversations outside in the evening that causes nuisance to the neighbors.

## **Sanction**

If you do not comply with one of the rules, we can give you a warning. You are in violation then. If you do not respond to this, we can unilaterally cancel the agreement with you. In that case we can deny you access to the group accommodation with immediate effect.

## **Article 12. GENERAL**

Romantische Rijksmonumenten is not liable for failure of utility services such as water, gas or electricity.