

GENERAL CONDITIONS FOR RENTING THE FACILITY FAJN TAJM RYCHLEBY

Operator: Fajn TAJM, s.r.o., Raisova 517/3, Jeseník 790 01, IČ: 06088414

1. Lease order

The rental order is made by e-mail to fajntajm@gmail.com ("*Pre-booking*") with the following details:

- rental date
- number of guests
- information about the client (hereinafter referred to as the lessee) of the lease, including name, surname, tel. contact and e-mail

After receiving the *Pre-booking Reservation* with all the requisites, the Tenant is sent a *Booking Confirmation*, including general conditions with details for the payment of the reservation fee (deposit) and then the deadline for full payment. The *pre-booking* will be canceled if the deposit is not paid by the date stated in the *Booking Confirmation*.

By sending the rental reservation, the lessee confirms that he agrees with the contents of the *General Terms and Conditions* file and undertakes to comply with them.

The minimum length of stay is 2 nights. ADULTS ONLY – for children until 2 from or 12 years or by prior arrangement. We do not accommodate pets.

2. Capacity of the building

The capacity of the building is 10 beds. The house has 5 rooms with private shower and toilet without extra bed. Four rooms are double, 5th attic room has 2 single beds. There is an equipped kitchen, a common room and a storage room for bicycles.

3. Entrance to the building

The start of the stay is always on the day of arrival after 15.00pm (other time by agreement). End of stay by 10.00 am. Upon arrival, the owner will hand over the recreational facility to the tenant in a tidy condition, according to the inventory will hand over the equipment of individual rooms.

The owner has the right to verify the tenant's identification data when handing over the object. At the end of the stay, the owner and the tenant will check the condition of the building and equipment according to the inventory and take over the keys to the building.

4. Price

Price list - see. Attachment: Price list - Černá Voda. Pdf

Prices are per room per night for 2 guests. When the room is occupied by only one person, we charge 70 % of the room rate. We always charge a deposit of 50 % of the stay. A booking confirmation will be sent to you advance invoice payable by bank transfer within 10 calendar days. The additional payment is then payable by bank transfer within 14 days before the start of the stay. The owner will issue a tax document to the tenant upon receipt of the surcharge.

The rental price does not include insurance. The tenant is responsible for accidents, damage or theft of property, for theft of luggage at the time and place of rental, except for material damage caused by force majeure (flood, hurricane, etc.). The tenant is obliged to keep the building and its surroundings in good condition, to take care of and protect the building with the utmost care. The tenant's departure before the agreed end of the lease does not entitle him to a refund of unused rent.

5. Cancellation conditions

Upon cancellation:

1. more than 30 days before arrival - refund of 100% deposit;
2. 30 to 14 days before arrival - refund of 50% deposit;
3. less than 14 days to 7 days before arrival - refund of 50% of the total price;
4. less than 7 days before arrival - refund of 25% of the total price;

The day of delivery of the Notice of Cancellation to the Owner by e-mail is considered to be the moment of withdrawal.

6. Deposit

Before the start of the stay, the tenant will send or hand over a deposit for damages, the so-called deposit, in the amount of CZK 5,000. The deposit is refundable in full after the end of the lease if there is no damage to the building or its equipment caused by the tenants. If the damage exceeds the amount of the deposit, the tenant is obliged to pay the damage in full on the spot before departure. The deposit will be sent to the account no later than the day of arrival or handed over in person upon arrival.

7. Termination of the lease

As lowner, we reserve the right to terminate the lease immediately if there is an arbitrary increase in the number of persons without the owner's knowledge during the lease term. The tenant may accept visits to the building only with the express consent of the owner.

In all cases, there is no right to a refund of unused payment for services.

8. Others

The Lessee undertakes to provide in writing (by e-mail or on the spot in the guest book) the names of all adults who will share the Fajn TAJM Rychleby building with him. This information is required due to keeping records of accommodated persons - the obligation to comply with the Decree of the municipality of Černá Voda No. 1/2021 on the local residence fee.

The owner hereby reserves the right to enter the building during the lease in order to check compliance with the terms of the lease.