



GENERAL TERMS AND CONDITIONS FOR THE RENTAL OF THE ENTIRE FAJN TAJM RYCHLEBY PROPERTY

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

1. Rental Booking

A rental booking can be made via the Trevlix reservation system or by sending an email to fajntajm@gmail.com (hereinafter referred to as the "preliminary reservation") with the following details:

- rental period
- number of guests
- contact details of the person making the booking (hereinafter referred to as the "tenant"), including name, surname, phone number, and email address.

Upon receipt of the preliminary reservation with all required information, the tenant will be sent a reservation confirmation including the general terms and conditions and payment details for the booking deposit (advance payment), along with a deadline for full payment. The preliminary reservation will be cancelled if the deposit is not paid within the period specified in the reservation confirmation.

By submitting the booking, the tenant confirms their agreement with the General Terms and Conditions and undertakes to comply with them.

ADULTS FRIENDLY – children under 12 years old are accepted only upon prior agreement. Pets are not accommodated.

2. Capacity of the Property

The maximum capacity of the property is 10 beds. The house has 5 rooms, each with its own shower and toilet, without the possibility of extra beds. Four rooms are double rooms; the 5th attic room has two single beds. All guests have access to a fully equipped kitchen, a common room, and a storage area for bicycles.

3. Check-in

The stay begins on the day of arrival after 3:00 p.m. (different time possible by agreement). Departure is by 11:00 a.m. on the day of departure. Upon arrival, the landlord hands over the property to the tenant in a clean condition and provides equipment as listed in the inventory.

The landlord has the right to verify the tenant's identification details upon handover. Upon departure, the landlord will inspect the property and its equipment together with the tenant and receive the keys back.



4. Price

The current prices are listed on the website www.fajntajm.cz.

Prices are per room and night for 2 guests. If the room is occupied by one person only, the price is 70% of the room rate.

The deposit is always 50% of the total accommodation price. A pro forma invoice for the deposit will be sent with the reservation confirmation, payable by bank transfer within 10 calendar days. The remaining balance is payable by bank transfer no later than 14 days before the start of the stay. After receiving the full payment, the landlord will issue a tax document to the tenant.

Insurance is not included in the rental price. The tenant is responsible for any injury, property damage, theft, or loss of luggage during the rental period, except in cases of force majeure (e.g. flood, hurricane).

The tenant must maintain the property and its surroundings in good condition and take care of the equipment with maximum diligence.

If the tenant leaves before the agreed rental period ends, there is no entitlement to a refund for unused rental days.

5. Cancellation Policy

If the reservation is cancelled:

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

The cancellation is effective on the day the cancellation notice is received by the landlord via email.

6. Security Deposit

Before the start of the stay, the tenant must transfer or hand over in cash a damage deposit (security deposit) of CZK 5,000.

The deposit will be fully refunded after the end of the rental if no damage to the property or its equipment is caused by the tenant. If the damage exceeds the deposit amount, the tenant is obliged to pay the difference in full before departure. The deposit must be transferred to the landlord's account no later than on the day of arrival or handed over in person upon arrival.



7. Termination of Rental

The landlord reserves the right to immediately terminate the rental if the number of guests is increased without prior notice or consent. Visitors are allowed only with the landlord's explicit approval.

In all such cases, the tenant is not entitled to a refund for unused services.

8. Other Provisions

The tenant agrees to provide a written list (via email or on-site guestbook) of all adult persons who will be staying in the Fajn TAJM Rychleby property. This is required for the record of accommodated guests – in accordance with municipal decree Černá Voda No. 1/2021 on local stay tax.

The landlord reserves the right to enter the property during the rental period for the purpose of checking compliance with the rental terms.