



## Our house rules

### Good to know

#### House rule

By booking this holiday apartment, you accept the following house rules.

Dear guests, you are spending your vacation in a private holiday apartment. We have made a great effort to furnish the apartment accordingly and to keep everything in order so that many other guests can experience this beautiful place. Should you notice something or something is missing, please tell us. We hope you will experience a relaxing vacation time close to nature.

#### Getting there

The apartment is available from 3 p.m. on the day of arrival. Please inform us if it should be later for you.

Unless otherwise stated (in writing), registration and handover of the apartment will take place on site in Busterbach 20, 77889 Seebach.

#### Departure

On the day of departure, the apartment and the keys must be returned to the landlord in a proper, clean and undamaged condition (excluding final cleaning) by 10:00 a.m. Doors and windows must be closed and the heaters turned on. All dishes must be returned to the cupboards in a clean and dry place. Please put the dirty laundry (bed linen and towels) in the bathroom before departure. The landlord or his agent has the right to carry out a detailed inspection and, if necessary, an acceptance procedure, this up to 5 days after departure if it has not been rented out during these days.

#### Bath

Please do not pour any hygiene products, rubbish, harmful liquids, fats or the like and also no leftover food into the toilet, tub, shower or sink, as this can lead to unpleasant smells and / or blockages. Please use the garbage cans provided for this.

#### Damage

Normally nobody damages things on purpose, but things can break. We would be delighted if you inform us of the damage incurred and we do not have to determine this after your departure during the final cleaning and then have to invoice it afterwards. The guest is liable for damage in the amount of the replacement costs.

#### Pay

The full rental amount is to be paid in due time by bank transfer before moving into the apartment, see booking process and terms and conditions. Credit and EC card



payments are possible for contactless payment for short-term bookings or for paying the tourist tax. Checks are not accepted.

### **Booking**

Please send booking inquiries to us by phone or email to [buchung@sichtweiten-auszeit.de](mailto:buchung@sichtweiten-auszeit.de) or via our booking and inquiry form on the website. A binding booking confirmation is always made in writing by email.

### **Final cleaning**

The costs of the final cleaning are included in the rental price. They are calculated on a normal cleaning effort. The apartment must be left swept clean on departure (see "Arrival and departure"), please separate the rubbish, see rubbish. If there is still particularly heavy soiling when you leave, you will be billed for this according to the expenditure.

### **Domiciliary right**

Under certain circumstances it may be necessary that the landlord has to enter the holiday home without the knowledge of the guest. However, this really only happens in unavoidable situations or a danger. Should such a situation arise, we will inform you about it afterwards

### **Towels**

The towels we provide are only intended for normal use in the apartment. Necessary special cleaning will be billed at a flat rate of € 10.00 per towel. For hair coloring, for outside or in the swimming pool etc. please use your own bath towels.

### **Wood stove in the kitchen**

The wood stove in the kitchen can be operated with the fuel available. We will provide wood for this in the months from around mid-October to the end of March. If the wood runs out, especially in the colder seasons, please let us know. Please do not incinerate any paper or any other conceivable material other than those provided by us. Please fill the cooled ash into the bucket provided for this purpose, in case the ash compartment is full. We take care of the disposal. A small guide to the correct heating, as well as a fire blanket for emergencies are available next to the stove.

### **Maintenance of the apartments**

To avoid the formation of mold, we ask you to ventilate the rooms sufficiently, at least 1x burst ventilation per day for 5-10 minutes, please do not tilt the windows when the heating is open. The tenant undertakes to treat the rented space and its inventory with care and to protect it from any damage. The tenant must compensate for any damage to the holiday home and the residential property or any shortages in inventory during the rental period, unless he can prove that he or the people accompanying him are not



to blame for the damage or the shortage . The tenant must notify the landlord immediately of any findings regarding the incompleteness of the inventory or existing or occurred defects in the rental property, otherwise the landlord is entitled to claim compensation based thereon. Any defects and incompleteness will be recorded in writing and / or in pictures by the landlord and reported to the tenant (s) up to 1 week after departure and invoiced. Please ensure that your fellow travelers also comply with the rental conditions

### **High chair**

On request, we can provide you with a high chair free of charge.

### **Travel cot**

Upon request, we can provide you with a travel cot including a mattress and fitted sheet free of charge.

### **Termination**

In the event of multiple breaches of the rental conditions, the landlord can unilaterally terminate the rental agreement and the guest must leave the holiday apartment immediately. In this case, there is no entitlement to a refund of the rental price

### **Communication**

Internet connection via WLAN is available in the holiday apartment. The access data are available in the holiday apartment. The "WLAN usage rules" also available on the website also apply, which you must also confirm when you log in for the first time. The WLAN is deactivated between 01:00 and 06:00. If you have any other requirements, please let us know. In the apartment there is a telephone (prepaid mobile phone) to make reservations or to be able to make calls in an emergency.

### **Costs**

In addition to the accommodation costs, the rental price also includes heating and water costs, bed linen, shower, hand, table and tea towels as well as cleaning agents and utensils. If the apartment is booked for less than 4 nights, we allow ourselves to charge a one-time flat fee of 75 €. Furthermore, we allow ourselves to charge a flat rate of € 6 per night for bringing animals.

### **Kitchen**

Please do not throw any rubbish, harmful liquids, fats or the like, and also no leftovers of food into the sink, as this could lead to unpleasant smells and / or blockages. Please note that dishes are only returned to the cupboards when they are clean; the same applies to cutlery, pots and appliances that you have used. When leaving the apartment, the dishwasher must be empty and switched off.



## Rubbish

Since we are obliged to separate waste, we ask you to help us. The rubbish bins are in the kitchen cupboard (under the sink) as well as in the bathroom and toilet.

Compost can be put in the Bokashi bucket (leftover food, bread, greens, coffee filters ...) - instructions are attached to the bucket.

Put paper in the green bin (empty toilet rolls, pizza boxes, egg boxes ...) in front of the house.

Plastic / metal in the silver tin barrel in the anteroom (aluminum and plastic foils, candy packaging, yoghurt cups, sausage cans ...). If the bin (sack) is full, let us know. We'll bring you a new one and take the full one with us.

Residual waste in the rubbish bin under the sink or in the black bin in front of the house (please only use what is left over, hygiene items, tampon, cigarette filter ...)

At the entrance to Grimmerswald (left in front of the sawmill) there are old glass containers where you can dispose of your old glass. We have provided a collection container for this (box) in the hallway (anteroom).

## Usage rules

The house rules laid out in the holiday apartment are part of the general terms and conditions.

### extra costs

Water, electricity, heating and garbage are included in the rent. These costs are calculated for normal consumption, should this be above average, the landlord reserves the right to charge an additional fee.

## Parking facilities

It can be parked directly above the apartment. Gladly also briefly for loading and unloading in front of the apartment. Access to and through the courtyard must always be guaranteed - even for larger vehicles. For this reason, please park above the apartment where the parking lot sign is attached. The lessor is not liable for loss of or damage to vehicles parked or maneuvered on the property, their contents and other items.

In winter, the use of snow chains may be necessary or is strongly recommended.

## Persons

The rental property is only made available for the contractually agreed persons according to the booking. Subsequent changes require the lessor's written permission. This applies in particular to overnight stays by other people. In the event of non-compliance, the landlord is entitled to expel the persons not listed in the booking from the holiday apartment. Incidentally, violations can give rise to any claims for damages.

## Price reduction



In the event of a short-term failure of furnishings, public utilities or force majeure, there is no entitlement to a price reduction. Defects in the holiday home must be reported to the landlord immediately. The guest grants the landlord a reasonable period of time to remedy the defects. Later complaints will not be accepted and cannot be offset.

### **Cleaning**

Should you ever have a mishap (extreme dirt, liquids on the floor or surfaces, etc.), we ask you to rectify this immediately. There are brooms, dustpans and buckets, cleaning rags and cleaning supplies.

### **Rest periods**

In the interests of a good house community & neighborhood, we ask you to observe the public quiet times from 10:00 p.m. to 7:00 a.m. and from 12:00 p.m. to 2:00 p.m., especially on Sundays and public holidays, other things are welcome in a personal conversation with the Neighbor and us to be agreed.

### **Smoking**

Smoking is generally not permitted in our holiday apartment. Violations have the consequence that we have to charge you a sum of 150.00 € for a special cleaning and the replacement value according to damaged equipment. This is by no means included in the rental price. Outside (balcony / terrace) it is allowed to smoke with the door closed. However, immediate disposal of the ashes and all residues in the residual waste must be ensured, as adverse weather or gusts of wind can cause damage and / or contamination at any time. Ashtrays are available accordingly.

### **Smoke detector**

Smoke detectors are installed in all rooms except the kitchen, bathroom and guest toilet. Deactivation, bonding or the like leads to the use of the landlord's house rights.

### **New Year's Eve**

Everyone should celebrate the turn of the year as they would like. Taking into account the circumstances, the closeness to nature and the neighbors, we ask you to adjust to the volume on New Year's Eve as well. Furthermore, it is forbidden to fire any kind of fireworks in the courtyard. A good place for this is above the last house on the wayside shrine. Please take the rubbish you have created back with you. We are happy to provide you with a shovel and broom.

### **Key**

On the day of arrival you will receive the keys for the rental property after presenting the booking confirmation. Please never give the keys out of your hand. If a key is lost,



this must be reported immediately. The costs for the then necessary replacement of the locking system are to be borne by the tenant.

### **Cancellations**

We do not hope that you have to cancel your vacation unplanned. However, in the event of withdrawal, the tenant has to pay the following reimbursement of expenses to the landlord. These rates only apply to direct bookings at [www.sichtweiten-auszeit.de](http://www.sichtweiten-auszeit.de) - for bookings via other sales channels, the rates specified there apply.

- up to the 14th day before departure 50%
- up to the 6th day before departure 80%
- up to the 2nd day before departure 90%
- on the day of the start of the trip or if the trip is not started 100%

### **Due diligence**

When leaving the apartment, windows and doors must be closed, garden furniture and sunshades must be put together in order to avoid damage that can occur, for example, from storms, wind, rain or storms. When you leave the apartment, please make sure that all lights and your battery-powered devices (fire hazard) are switched off or unplugged - the environment and the landlord are grateful to you! The landlord is not liable for valuables or neglect of the tenant's duty of care.

### **Shoes**

We ask you not to enter the apartment with wet and / or dirty shoes. There is enough space in the entrance area for it.

### **Terrace / lounge**

The upholstery of the lounge as well as the parasol must be protected from moisture with the appropriate covers. If heavy rain or storms are forecast, please stow the upholstery in the box provided in front of the kitchen window. The parasol can be left wrapped up. If storms are to be expected, the umbrella should also be removed from the stand and placed on the ground.

### **Animals**

Pet are allowed. 4 cats live on the farm. We ask you not to feed them and therefore not to feed any animals in the area and not to leave any leftover food unattended in the outdoor area. If you bring your animals to us, please make sure that the remains are removed directly and disposed of in the black bin (above the holiday apartment). Furthermore, it is not permitted to let the animals run around freely. Always on a leash, please. For the stay of animals we allow ourselves to charge 6 € / night (flat rate, regardless of whether 1.2 or more dogs). This also applies if the information about animals was not available to us at the time of booking confirmation or sending the invoice.



### Consumption

Resources such as water, heating or electricity etc. must be used sparingly and sparingly. Avoid rubbish and unnecessary packaging.

### Early departure

No refund will be given in the event of early departure.

**We wish you a pleasant stay, lots of fun, relaxation, rest and relaxation. Above all, wonderful trips, excursions and nature experiences. Please do not hesitate to contact us if you have any questions or suggestions.**

The house rules are also available for download on the Internet at <https://www.sichtweiten-auszeit.de/> or can be sent by email on request.

Details and the complete equipment correspond to the information on the website.

Website: <https://www.sichtweiten-auszeit.de>

eMail: [info@sichtweiten-auszeit.de](mailto:info@sichtweiten-auszeit.de)

Phone: +49 160 922 665 69