

Please fax to + 49 821 702037

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Rental agreement

About renting a holiday home

Between:

Volker Michl, Luxury4you real estate, Germany, hereinafter:-owner-

and :

Name: _____

Address: _____

Phone: _____ - hereinafter:- renter-

§ 1 Subject matter of rental and key

- (1) The owner will rent the following accommodation to the renter:
Chalet Lakeview 7, Humber Valley Resort, Newfoundland, Canada

For: _____ people including children. Pets are not allowed.

The rental property is a non-smoking environment.

- (2) The apartment is fully equipped and furnished.
Bed and bath linen included.
- (3) The renter is entitled to use all facilities of the Chalet during the rental period. The content of all private, closed storage rooms is excluded.
- (4) The renter receives 1 main door-/ keys for the duration of the rental period.

§ 2 Lease, arrival and departure

1. The property is rented for the period from _____(day of arrival)
Until: _____ (day of departure) to the renter.
- (2) The arrival takes place on the day of arrival at approx. _____
- (3) The departure takes place on the day of departure at approx. _____

After the rental period the renter has to hand over the chalet vacated and clean swept in a healthy state to the owner/administrator and to hand over the keys to the owner/administrator.

§ 3 Price and payment

- (1) The price is per object for the duration.
Lease cost € _____, plus a one-time cleaning-amount of 150,-€, total _____€. The cost of electricity, water and heating are included in the rental.
- (2) The amount is payable as follows:
The 1000,- € security deposit is payable together with the rental amount and will be refunded after the rental period by bank transfer if no damage found.

The renter has to pay 100% of rental amount latest 14 days after signing the contract:

Details for bank transfer:

Bank name: Augusta bank Raiffeisen-Volksbank eG
Account no.: 104073100
BLZ 72090000
IBAN: DE98 7209 0000 0104 0731 00 BIC: GENODEF1AUB

Or alternative to:

Royal Bank
66 West Street
Corner Brook, NL
Transit 09103
Account #5062914
Ph# 709-639-4009
Swift Code: ROYCCAT2

- (3) If the renter fails to pay by more than 8 days after the due date of payment, the owner is entitled to terminate the contract without further reasons and is entitled to rent out the chalet.

§ 4 Cancellation and abort of stay

- (1) If the renter is cancelling the contract before the beginning of the rental period without specifying a subsequent tenant, which has to be accepted by the owner, entering into the contract on the same terms he has to pay pro rata rents (excluding final cleaning) as compensation.

Termination:

- up to 49 days before arrival: 10% of the rental price
- up to 35 days before arrival: 30% of the rental price
- up to 21 days before arrival: 60% of the rental price
- up to 14 days before arrival: 90% of the rental price
- later than 14 days before arrival 100% of the rental price.

We recommend to sign a travel cancellation insurance.

- (2) If the renter aborts the stay prematurely, he remains obliged to pay the full rental price.
- (3) A cancellation or termination may be made only in writing. The date of receipt of the declaration to the lessor shall prevail.

§ 5 Liability and obligations of the renter

- (1) The rental object including furniture and other objects has to be handled gently. The renter is liable for damage of the rental object, furniture or other objects in the rental property caused by the renter or accompanying persons.
- (2) Defects incurred during the rental period are to be reported immediately to the landlord/administrator in an appropriate manner.

Keeping animals in the rented property is not permitted.

§ 6 Writing, Severability clause

- (1) Amendments and supplements to this contract are to be made in writing. This also applies to the change of this written form clause.
- (2) If parts of this contract should be ineffective or unenforceable or after conclusion of the contract unenforceable individual terms of this agreement become ineffective, the validity of the rest of the contract remains untouched.

This agreement is governed by the laws of Germany

Place, date: signature renter

Place, date: signature owner