



lekkeropdeveluwe.nl

November 2023

Terms & conditions

rental agreement recreational bungalow www.lekkeropdeveluwe.nl

A. Owner's obligations

The owner is obliged for the accommodation

- To be made available in a timely manner, as agreed in the rental agreement.
- To be in good condition and complete with inventory according to the list made available.
- To have a proper home and contents insurance during the stay with inventory that also covers damage during rental.
- To give sufficient instruction in advance about the rented accommodation.

B. Tenant's obligations

Tenant is obliged to

- Pay the rent and deposit due even if he does not use the accommodation or for part of the rental period, unless cancellation costs are paid as stipulated in article D.
- Use the accommodation carefully, according to its purpose (recreation).
- Follow the owner's instructions.
- Not use or rent the accommodation to anyone other than those specified in this agreement.
- To deliver the stay on time (as agreed in the agreement) and in the same condition as it was at the start of the rental period.

C. Deposit

- At the start of the rental period, the tenant pays a deposit to the owner. This amount will be refunded by the owner to the tenant after deduction of what the tenant still owes to the owner. For example, damage to the accommodation attributable to the tenant and administration costs. The landlord must prove the damage and costs, for example by means of photos and invoices.
- If the deposit is not sufficient, the landlord can hold the tenant accountable for the higher costs.
- Insofar as no damage or costs have been caused by the tenant, the deposit will be returned to the tenant by the owner within 10 days.

D. Cancellation tenant

- Tenant must cancel by e-mail via info@lekkeropdeveluwe.nl.
- In case of cancellation, the tenant owes the following cancellation costs:
 - o 15% of the rental price in case of cancellation more than 3 months before the start date of the rental period;
 - o 50% of the rental price in case of cancellation longer than 2 months but no longer than 3 months before the start date of the rental period;



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- 70% of the rental price in case of cancellation longer than 1 month but no longer than 2 months before the start date of the rental period;
 - 90% of the rental price in case of cancellation from 1 day but no longer than 1 month before the start date of the rental period;
 - 100% of the rental price in case of cancellation on the start date of the rental period.
- In addition to the cancellation costs, the landlord may charge a fixed amount of € 25 for administration costs.

E. Failure to comply

If one of the parties fails to comply with its obligations, the other has the right to dissolve the agreement in whole or in part, unless the shortcoming is of a minor nature or magnitude.

- In the event of dissolution or partial dissolution due to a shortcoming on the part of the owner, he will refund (part of) the rent paid.
- If the accommodation is not delivered or not delivered on time, the tenant is entitled to 25% of the rent.
- If the tenant returns the key later than agreed, the owner is entitled to a reimbursement of the daily rate per day (proportional percentage of the rent).

F. Costs during rental

- The costs directly related to the use of the accommodation during the rental period, such as fines and tolls, will be borne by the tenant.
- Use of electricity from the accommodation for charging an electric car is not permitted.
- Excessive electricity or gas consumption will be charged.
- The necessary costs of normal maintenance and repairs will be borne by the owner. If there is a defect, the tenant must contact the owner immediately to discuss the possibilities.

G. Damage

- In the event of theft, confiscation or significant damage to the accommodation, inventory and accessories, the tenant will consult with the owner. The tenant adheres to the instructions of the owner.
- The tenant is liable for damage incurred during the rental period, unless this cannot be attributed to him. The damage cannot be recovered from the tenant if it is covered by an insurance taken out in advance for this stay. Any deductible charged by the owner's insurer will be borne by the tenant.

H. Applicable law

This agreement is governed by Dutch law. Only the Dutch court has jurisdiction to hear disputes.