

1. Acceptance of good order

The tenant accepts the residence the way he finds it and commits to use it with care. The house rules and general conditions have to be respected.

It's prohibited to use side tents, trailers or vans on the property. Subletting of the residence is not allowed.

2. Pets and smoking

Pets (also no pets of visitors!) and smoking aren't allowed in the residence.

3. Payment terms and conditions

Reservation policy

You need to pay 50 % of the total rent immediately after reservation, this will be the deposit. Only after receiving this payment, your reservation is final. By paying the deposit, you accept the general rules mentioned in this document.

The credit transfer can be done to:

BNP PariBasFortis: BE52 0017 6022 1109

Remark: Renting + renting period + your full name

The full rent + warranty has to be paid 6 weeks before starting the renting period.

Warranty

A warranty of 200€ must be paid 6 weeks before the start of the renting period. If the tenant fulfils all other duties, the warranty will be returned within 3 weeks after leaving the residence.

Belated payments

If the tenant doesn't pay on time (remainder of rental price + warranty) - at the latest 6 weeks before start of the rent - this automatically implies cancellation. The landlord will keep the deposit as indemnity.

4. Beginning and ending of rental period + handing over the key

The rental period starts the first day from 3 p.m. until 12 p.m. (noon) the last day. The key will be in a safe at our garden house. The code will be given when we receive full payment.

5. Cancellation policy

In case of belated payments, the landlord has the right to cancel the reservation. The deposit which was already paid, will be kept completely as indemnity. Should the tenant not be able / willing to accept the residence on the agreed date, he needs to inform the landlord about this immediately in writing. In case of cancellation, he will however owe the landlord the following amount:

- Up until 3 months before starting date: 50% of the warranty.
- Between 3 months & 6 weeks before starting date: 75% of the warranty.
- Between 6 weeks up until the starting date: 100% of the total amount.

6. Extra costs

Costs of water, gas, electricity are included in the price per night.

7. Inventory

In our residence we have an inventory. The tenant is obliged to check the correctness of this list when he arrives and alert possible remarks. Remarks about cleanliness or damage also have to be reported within 24 h after arrival. Without giving any notification, the tenant will be held responsible for possible damage or shortcomings.

8. Liability of the tenant

The tenant is responsible for damage to the residence or other residences, done by himself and/or his travelling companions or possible visitors. During his stay, he's responsible for the residence and its tidiness. He makes sure that windows and doors are closed in case of wind/rain and that the residence is locked in case of absence.

The tenant is responsible for all forms of damage, including furniture, noticed by the landlord at the end or after his rental period.

If you'd like to barbecue, it is obligatory to put the barbecue on the lawn for fire security reasons and to avoid greasy stains on the terrace.

All damage needs to be reported to the landlord before leaving.

9. Responsibility with accidents & break-in

The landlord is not responsible for accidents that occur in the residence.

The tenant is responsible for theft of and damage done to the furniture that occur without any trace of break-in. Theft without traces of break-in, e.g. by not closing windows and doors in absence, the tenant is liable for the damage.

The landlord can't be held responsible for damage that the tenant might have during his stay.

10. Garbage

Trash cans need to be emptied and cleaned when leaving the residence. At the back - on the border of the two campsites (Mercator/Ideal) you'll find big containers for glass, paper, waste,

11. What to bring along yourself?

- Bath linen
- Kitchen linen
- Bedclothes (duvet cover, pillow cover, mattress cover)
- * Double bed (1 x): bedlinen 200 x 200 (size 140 x 190)
- * Single bed (4 x in total): bedlinen 140 x 200 (size 70 x 190)

12. What do you have to do before leaving?

Before leaving, the tenant needs to clean up the residence and leave it the same way as it was. Damage has to be reported to the landlord immediately.

Before leaving, the tenant must return everything in its original location, do the dishes, mop the floor, clean all the furniture and sanitary installations, leave the beds with the duvet folded at the end of the bed. If these rules aren't followed, there will be charged extra costs (50 €), which will be deducted from the warranty.

In July/August you can opt not to do the cleaning. If you want us do to it, please mention this when you make the reservation.