

## TERMS AND CONDITIONS

---

Esjeholmen feriehus

### **The agreement**

When the guest (from here known as the renter) makes a booking by internet or by e-mail a renting agreement is to be considered entered into upon receiving the booking by Esjeholmen feriehus (from here known as the landlord).

These terms and conditions are to be considered read, understood and accepted by the renter upon making the booking.

When the booking has been received by the landlord, a booking confirmation is sent to the renter by e-mail. The said booking confirmation is also considered proof of rent.

Proof of rent and ID (bank card, passport, or similar) may be asked to be produced before the renter receives the keys to the house.

### **Proof of rent**

The proof of rent contains the following information: The landlords name, address and contact details, the renters name, address and contact details, date of confirmation of the booking, duration of the stay, number of persons arriving, number of pets (must be agreed with and approved by the landlord before proof of rent can be issued).

### **Payment**

When the confirmation/proof of rent is issued, a deposit of minimum NOK 1 000,00 no more than NOK 2 000,00 is due to be paid. The rest of the rent is payable no later than 15 days before the renting period starts.

When booking later than 30 days before the start of the stay, the whole rental amount is payable upon receiving the booking confirmation.

If the rent is not received by the landlord by or on the due date, the landlord may, without further notice, cancel the agreement. If this happens, the renter will have no rights to fulfill the agreement and the landlord will have no obligations to fulfill the agreement.

The landlord considers a non-payment of the rent as a breach of the agreement as described in the terms and conditions - «cancellation of the rental agreement» paragraph, and with the due date as cut-off date.

### **Cancellations of the rental agreement**

Before the start of the stay, the renter may at any time cancel the rental agreement.

Cancellation notice must be written and is valid from the day the landlord receives it. It is the responsibility of the renter to make sure the landlord receives the cancellation notice in due time.

The landlord will confirm receiving the cancellation by mail and/or e-mail.

The following cancellation fees apply when cancelling the rental agreement:

- Up until 30 days before arrival: 20% of the total house rent, minimum NOK 1 000, -
- 30 – 1 days before arrival: 100% of the house rent.
- When cancelling the rental agreement on the day of arrival, or in case of non-arrival, 100% of the house rent will be retained by the landlord.

### **Travel insurance**

The Renter and their party must have their own valid travel insurance.

### **The holiday house**

#### **Description**

The house contains hallway with deep freezer, bathroom with toilet and shower, lounge with dining area, kitchen, three bedrooms, laundry room and storage rooms. The kitchen contains fridge/freezer, dishwasher, coffeemaker, cooker, micro wave oven, cutlery and tableware.

Electricity and water are included in the rent.

Maximum number of guests: 7.

Deviation from maximum number of guests must be agreed upon before entering into the rental agreement.

Pitching of tents and/or the parking of caravan/camper van/trailer only upon agreement with the landlord and only on allocated area.

Arrival and departure days are Saturdays. The holiday house is ready from 4.00 pm on the day of arrival and must be vacated no later than 11.00 am on day of departure. Deviations must be agreed upon and confirmed by the landlord before the renter's arrival.

#### **Renter's responsibilities:**

Esjeholmen feriehus has a waste sorting policy. Food waste must be sorted and disposed of in the allocated green waste bags. Bottles and cans must be put in separate waste bag and put in allocated area in outside storage room.

The area around the house and quay facilities must be kept clean and tidy and no litter may be left laying around on the ground or in the sea.

The renter is at all times responsible for everybody in his/her company when residing at the holiday house. This means that the renter is economically responsible for any damages to landlord's property, inventory etc. caused by anyone in their company. This is to include the boats, engines and all allocated outdoor areas including the quay facilities.

Before vacating the holiday house, the fridge/freezer in the kitchen and the deep freezer in the hallway must be left empty and cleaned. Dishes must be washed, dried and put in their respective places. The dishwasher and washing machine must be left empty and clean. All food and food waste must be removed from cupboards and waste bins must be emptied.

Garbage container is situated by the main road in Strømsvik, ca. 8 km from the holiday house.

### **Smoking**

Esjeholmen feriehus has a non-smoking policy. We kindly ask that, if you should smoke, you do so outside. No cigarette butts must be left on the ground anywhere on the property including the quay facilities.

### **Pets**

Bringing of pets to the holiday house must be agreed upon before a booking is placed by the renter.

Pets may not be allowed to run freely on the property and cats and dogs must be held on a leash when outside or otherwise restrained from running freely.

### **Allergies**

Even when the holiday house is cleaned between each guest, the landlord is not responsible if there should be any dust/hair from pets, latex particles or particles from dust/nuts or similar, or anything which may cause an allergic reaction is present.

### **Illness**

The renter has the full responsibility for any extra costs caused by illness or accidents/personal injury in the duration of the holiday stay.

This includes specialist transport to hospital or other medical treatment or for returning home if this should be necessary. It is recommended that persons with a daily need of medication makes sure they have all their necessary medicine and equipment thereof. The nearest hospital is a 2,5 – 3-hour drive away from the holiday house.

If in any doubt, a consultation with your GP is recommended before booking the holiday house. Valid doctor's certificate must be produced if cancellation is due to illness.

### **Children**

Children's bed(s) and chair(s) must be brought as this is not in the house.

### **TV**

Esjeholmen feriehus has a TV set.

### **Telephone**

Esjeholmen feriehus does not have telephone installed.

### **Equipment**

Esjeholmen feriehus is fully equipped as described in the "description" paragraph.

Bed linen and towels may be rented, this must be ordered when booking the holiday house. Extra fee applies.

### **Boat rental**

Esjeholmen feriehus has a boat with outboard engine available for rent. Please see separate terms and conditions for boat rental.

### **Problems**

If any problems with any of the inventory or equipment supplied should arise, the renter is asked to contact the landlord on the telephone numbers issued. (These are found on the proof of rent/confirmation letter)

### **Cancellation of the renting agreement by Esjeholmen feriehus**

Esjeholmen feriehus may cancel the renting agreement if any of the following should occur:

- If the renter, or anyone, lawfully residing in the holiday house, is in any grave misdemeanor of any of their duties, even after a reminder by the landlord, the landlord may, with immediate effect, cancel the rental agreement.

The landlord has in such case the right to claim further compensation other than the rent and the paid deposit, until total cost of repair has been paid in full. If such incident should cause the renter and his party to have to vacate the holiday house, the renter is responsible entirely for any further expenses for alternative accommodation, travel expenses, or any other expenses connected to the cancellation of the rental agreement.

If Esjeholmen feriehus is not able to have the already booked holiday house, or a similar type holiday house available, Esjeholmen feriehus is required to return whatever the renter has paid.

If the renter does not honor the already stated terms of payment, Esjeholmen feriehus may cancel the agreement. If Esjeholmen feriehus does cancel the agreement due to such breach of terms of payment, the cancellations fees stated above are enforced.

If Esjeholmen feriehus has to cancel the agreement for any reasons they cannot be held responsible for; circumstances extraordinaire which could not have been foreseen at the time of entering the agreement, such as war, strikes, lockout, oil and petrol rationing, travel restrictions, epidemics/pandemics, nature catastrophes etc., Esjeholmen feriehus may reserve the right to claim suitable compensation for any costs ordered and paid for in connection with the termination of the stay.

These terms and conditions may be changed at any time at the discretion of Esjeholmen feriehus.