

## **VALKIAJÄRVI VILLA BOOKING TERMS**

We apply the following terms and conditions in booking of the villas. The terms will be binding to both parties when the customer has paid the booking fee specified in these contractual terms.

### **PAYING THE FEE**

When the customer has made a reservation, they will be sent an invoice/confirmation and the bank transfer form needed to pay the fee either by regular mail or by e-mail. The booking will be confirmed when the customer pays the advance payment, 30% of the rent. The advance payment must be made within 7 days of the confirmation date. A separate invoice for the rest of the rent will be sent to the customer. This invoice must be paid at the latest 5 weeks before the beginning of the term of lease. If the reservation is made later than 6 weeks after the beginning of the term of lease, the rent shall be paid in full in one instalment. If the payments for the reservation are not paid by the due dates, the lessor has the right to cancel the booking. The lessor and the customer can make separate agreements on any cash payments.

### **CANCELLATIONS**

A cancellation shall always be submitted in writing; failing to pay an invoice will not be considered a cancellation. A cancellation will be considered valid as of the date the booking office receives the cancellation notice. If the customer cancels a booking more than 5 weeks before the beginning of the term of lease, a cancellation fee – EUR 50 / booking – will be charged. If the cancellation is made later than 5 weeks before the beginning of the term of lease, the advance payment will be retained as a cancellation fee. If the reservation is cancelled before the beginning of the term of lease due to a sudden illness, accident or death of the customer or their next of kin, the customer has the right to retrieve the rent, minus the cancellation fee of EUR 50. In case of such an event, the booking office shall be immediately notified and a medical certificate or another reliable form of proof of the illness, accident or death shall be submitted. If a cancellation due to the above-mentioned reasons is submitted during the term of lease, the rent will not be returned. If the customer wishes to change the term of lease, it will be considered a new booking and a cancellation of the previous booking.

### **LESSOR'S RIGHT TO CANCEL A RESERVATION**

In the case of a force majeure event, the lessor has the right to cancel a reservation. In such a case, the customer has the right to retrieve the rent paid in full. Any expenses arising to the customer due to a booking cancelled because of a force majeure event will not be compensated, however.

### **DISTURBANCES OR LEASE CANCELLATIONS DUE TO A DANGEROUS SITUATION**

If the customer fails to cause disturbance or danger to those residing in adjacent properties despite a warning of the lessor, the lessor has the right to cancel the term of lease, effective immediately. Any costs arising from the above-mentioned measures will be charged from the customer.

### **RESIDING IN THE VILLA**

The villa is available for the customer to use in the case of a weekly term of lease starting on the arrival date at 4:00 pm until the departure date at 11:00 am. In the case of a weekend booking, the villa is available for the customer to use from Friday at 12 noon to Sunday at 6:00 pm, unless agreed to the contrary. The weekly rent includes free use of the villa and the right to use the beach and rowboat. The villa rent includes the villa's furniture, dining and cooking dishes, utensils, pillows, blankets, electricity and water. The customer shall bring their own linen and towels or order linen at an additional price of EUR 10 / set.

The customer shall clean the villa during and at the end of the term of lease, unless the customer wishes to pay for departure cleaning. The departure cleaning charge is EUR 100. If the villa has not been properly cleaned at the end of the term of lease, the lessor has the right to charge a double cleaning charge.

### **DAMAGE**

The customer is obliged to compensate any damage caused to the villa or the movables of the villa.

### **NUMBER OF PERSONS**

The villa may only be used by the maximum number of persons mentioned in the brochure. A separate agreement on any people who exceed the maximum number and who will stay the night shall be made. The lessor has the right to charge a reasonable compensation for the extra persons, even if they cannot be provided extra beds. Using a tent, caravan or mobile home in the villa area is not allowed without the lessor's permission. Smoking is not allowed indoors. Pets are allowed only in the Teerimäki villa, and the lessor will charge EUR 40 / week for pets.

### **COMPLAINTS**

Any complaints and notes regarding the villa's accessories and condition shall be submitted to the lessor without delay. Any claims for damages shall be submitted in writing at the latest 30 days after the end of the term of lease. The lessor's liability for damages is limited to the villa rent, however. The lessor cannot be held liable for any construction noise or other noise caused by third parties.

Right to change the prices is retained

Value-added tax in accordance with the currently valid legislation.