

Rental conditions, short term rentals, holiday homes

Robins Nest, Pimpel & Mees and Studio Mus

The tenant declares to be aware of the fact that:

- You must adhere to the internal regulations of Bungalowpark Cantecleer. (see below)
- Pets are not allowed in the holiday home.
- Smoking in the holiday home is expressly prohibited.

Article 1. Reservation and price.

A reservation is valid from the moment that the landlord has received the required (down) payment. By making the payment, the tenant indicates that he has taken note of and agrees with the rental conditions stated here and the description of the property on the website. The prices are calculated in EUROS and are per house, per period and only for the number of people stated on the reservation confirmation email.

Article 2. Payment of the rent.

A deposit of € 100 must be paid for each reservation. This deposit must be paid immediately after receipt of the confirmation. If this does not happen, this will be seen as a cancellation of the property by the tenant. At the same time, the lessor has the right to offer the relevant holiday home for rental again. (For long term rental periods a higher deposit will be charged)

The remainder must be received by the landlord no later than 31 days before the start of the stay in the holiday home. If this has not taken place, the tenant will receive a message with the request to pay the remainder immediately. If this is not complied with, this will be seen as a cancellation of the property by the tenant and the cancellation conditions of Article 4 will apply. If the reservation is made less than 31 days before the start of the rental period, payment of the full rental price must be made immediately.

3 Days before the start of the rental period, the check-in details will be sent to the tenant by email, containing all necessary information such as directions, access codes, etc.

Article 3

The lessor cannot be held responsible for any disruption, modification or prevention of the customer's stay, if this is the result of unforeseen or insurmountable events beyond his control. The landlord cannot be held responsible for inconveniences caused by the work of third parties, such as the municipality, province, etc. Nor can the landlord be held responsible for interruption of gas, water, electricity and facilities present in the holiday home. The lessor will also make every effort to have the malfunction in question remedied as soon as possible. The lessor declines any responsibility for loss, theft or damage to luggage, personal belongings or vehicle, as well as for costs resulting from not reaching the holiday home on time due to a delay.

Article 4. Cancellation by the tenant.

Any cancellation must be reported to the lessor in writing.

The landlord will charge the following amounts, depending on the date of cancellation by the tenant:

• cancellation more than 31 days before the start of the rental period: 100 euros. • cancellation 31 days or less before the start of the rental period: 100% of the rent.

If the tenant does not use the holiday home or leaves it before the end of the rental period, no refund will be made.

Article 5. Cancellation by the lessor.

If, due to rare circumstances, the landlord has to cancel a rental agreement, the tenant will be informed immediately and refund of (down) payments will take place.

Article 6. Complaints and Disputes.

Complaints and imperfections must be reported to the landlord within 6 hours after taking possession of the holiday home. The current contract has been drawn up and must be interpreted according to Dutch law. All disputes that may arise from this contract fall under the exclusive jurisdiction of the Dutch subdistrict court.

Article 7. Description.

All loose-leaf information or information on the Internet site of the landlord regarding the holiday home, the layout, the furniture or the relevant facilities has been provided in good faith.

Article 8. Arrival and departure.

The arrival time in the holiday home is from 4 p.m. The departure time is no later than 11:00 AM.

If you stay in the house longer than the confirmed rental period, the deposit will be withheld and any additional damage/costs will be charged to the tenant.

Article 9. Maximum number of residents.

No more than the agreed number of persons may stay in the holiday home, additional persons must be notified no later than 4 days before arrival. If, without approval from the landlord, more people stay in the house than indicated on the booking confirmation, an immediate claim of the deposit arises and the rental agreement is immediately dissolved.

Article 10. Pets.

Pets are not allowed in the house.

Article 11. Guarantee.

The deposit will be refunded within 7 working days after leaving the house, possibly after deduction of costs for the repair of damage to the house found afterwards.

Article 12. consumption of gas, electricity and water.

The rent includes "normal consumption" of water, gas and electricity. The meter readings are read and noted as standard at the start of the rental period and on departure.

It is not allowed to change the thermostat settings. This is set to function as efficiently as possible. (For long term rental periods a daily maximum usage will be set)

It is not allowed to charge a vehicle other than a bicycle via the electricity grid of the house.

Costs of consumption that deviate from "normal consumption" will be passed on to the tenant

Article 13. Leaving the house behind on departure.

Rules regarding leaving the house behind; - Furniture and contents in their original condition and in their original location.

- Hob, microwave and other kitchen equipment must be left clean.
On departure, the tenant must leave the house tidy.
- Crockery clean and put away.
- Deposit waste in the waste containers of the park.
- Close and lock windows and doors.

The lessor reserves the right to deduct an additional amount from the deposit if excessive pollution is found where regular cleaning proves to be insufficient.

Cantecleer bungalow park house rules.

As a MAIN RULE for your behavior at Bungalowpark Cantecleer, we would like to refer you to the large gray granite stone that has been placed at the bottom of the park, along the Biesseltsebaan. On it you can read a rhymed admonition for tourists.

Enjoy in joy / in quiet peace what fascinates your eye or ear / may fascinate, damage nothing / take nothing with you save animals / and let everything grow keep dogs firmly on leash keep calm on the roads don't smoke : / the tiniest spark starts fire when you enter here, / then act accordingly!

PJM. vanStokkum, 1928

If only this rhyme was enough to let you and your fellow guests enjoy a carefree stay at Cantecleer without further rules. However, practice shows that it is necessary to make a number of good agreements with each other, which you and we can fall back on when the occasion arises.

After you have read the House Rules, you should still carefully read the above rhyme again.

1. Arrival and departure.

The park is freely accessible to the owners / tenants of a mobile home / bungalow.

2. Visitors.

Visitors are welcome with us, but please tell them that they must also observe our rules. Your visitors' cars are not welcome in the park and must be parked outside the barrier in P-places for visitors.

3. Traffic.

The Road Traffic Regulations apply on our site.

Avoid driving your car/motorcycle on the property as much as possible. Cars/motorcycles/mopeds must drive at a walking pace on the site (max. 10 km)

1 car is allowed per lot in the designated P-space. Parking spaces may not be used for trailers - boat - or caravan storage.

Do not park your car in empty spaces of other mobile homes/bungalows. Guests arriving cannot take their place in your absence. With a view to possible calamities, all paths and the main entrance must always be kept car-free for the ambulance, fire brigade, etc.

In order to preserve the site, it may be necessary to declare an access ban for all motor vehicles. This may be the case, for example, in bad weather conditions or in the event of a thaw after a period of frost.

4. Nuisance.

In general, it must be prevented that nuisance is caused to other guests.

It is not permitted to use radios, televisions, musical instruments or other noise generators in such a way that they cause nuisance. The nighttime period applies between 23:00 and 08:00, silence is then required.

5. Waste disposal.

You must deposit the household waste yourself in the appropriate containers behind the main building.

Please dispose of the old paper and glass separately in the appropriate containers.

Always leave the place you use clean.

6. Fire safety.

To avoid the risk of fire, the construction of campfires is prohibited.

Barbecuing at your caravan/bungalow is allowed, but always make sure there is a bucket of water or a fire

extinguisher next to the barbecue. When barbecuing, take the wind direction into account so that you disturb your neighbors as little as possible.

Place the barbecue at a sufficient distance from your caravan/bungalow. Barbecuing directly on the ground is not allowed. Never throw away a lit cigar, cigarette or match. The consequences can be disastrous.

The wildfire risk in the Netherlands is represented by a so-called wildfire risk index or drought index. In periods of increased forest fire danger (code yellow, orange, red), the public is called upon to be extra careful in nature and smoking and the use of open fire is strictly prohibited.

If nature is dry as a bone and the "Fire hazard" sign is posted at the entrance to the park, please pay attention to this and comply with the ban. (So unfortunately no fire pit / outdoor stove etc.)

7. Groundwater protection.

It is not allowed to tinker with your car or to wash and polish your car in the park (and the parking spaces).

8. Clotheslines.

The visible drying of laundry on washing lines and the installation of rotary clothes dryers is not permitted.

9. Mobile home/bungalow, extensions and additions.

You may not place windbreaks, party tents or carports. You may not place or store any tents, side tents, touring caravans, boat trailers, trailers, etc. on your plot.