

HOUSE RULES MAISON JOSEPHINE

Cfr B&B Josephine: By making the reservation, each customer acknowledges having read the general conditions and internal regulations in force and that these rules and conditions apply to himself and to each participant in this stay at Josephine, Ten Doorn 7, 1852 Grimbergen

1. Maison Josephine is available day of arrival from 4pm until 10 am the day of departure
2. At the day of arrival, before entering the house, full amount had to be paid otherwise check-in will not be possible.
A deposit of €750 has to be paid prior to arrival. The check-in will only be possible when deposit has been paid. (Transfer on bank account I. Paulis BE56 1430 7292 3388 mentioning "deposit Josephine") or cash and a paper will be signed as proof). If nothing damaged and the house left as found, the garbage collected (all garbage from the whole house has to be collected and garbage has to be sorted, in the foreseen waste bins), kitchen and dishes cleaned up, the deposit will be transferred to the guest maximum 5 days after the departure. Cleaning fee will be paid at arrival and is set on €220
3. Handover passports or a list of all residents upon arrival. In case of calamities, a list of all tenants is necessary.
4. Non-residents are not allowed at the premises. In case of infringement, the non-residents need to leave the premises immediately and a penalty of €50/person will be charged to the tenant.
5. Maximum number of residents in the house: 8 persons, meaning 2 persons per room.
When exceeding the max. amount of residents, we're not in line with the insurance and fire safety.
In case of infringement, an extra fee of €75/person will be charged. In case of a second infringement a penalty of 250 Euro/person will be charged to the tenant.
6. Booking and cancellation fee: the whole rental amount has to be paid before check-in
50% will be paid at the booking
If booked less than 3 weeks before arrival, the full rental amount has to be paid.
Remaining 50% the latest 3 weeks before check-in. By non-payment in due, the reservation may be cancelled and the advance payment will be lost.
Cancellation between booking and 30 days before check-in: 50% of the total price of the stay.
Cancellation between 30 days and 21 days before check-in: 60% of the total price of the stay.
Cancellation between 21 days and 7 days before arrival: 75% of the total price of the stay .
Cancellation 7 days or less before arrival : 100% cancellation cost.
7. The Residents are responsible at all times for:
 - Closing and locking of all doors and windows when not in the house. In case of burglary if doors were not locked, all costs are for the tenants as insurance isn't covering this.
 - Heating and AIRCO off when not in the room or in the house. (for safety reasons and to avoid overconsumption)
 - Switch off all lights when not present and at night
 - IR sauna: should be switched off before leaving. In case of any issue: contact owner immediately.
8. The rental fee includes a normal use of electricity, water and heating. Extreme consumption will be charged.
9. Cleaning and Fresh bedlinen 1x/week included. If extra set of sheets required: €15/set. Extra cleaning: €35/h

10. The owner has the right to enter the villa in occurrence of possible danger or danger. The tenant will be notified about the entry
11. The owner has the right to enter the property for maintenance of the swimming pool and garden. The tenant will be notified about the entry.
12. Residents are responsible for personal property and valuables, the landlord is not responsible
13. The owner is not responsible for any accidents in or around the house or at the swimming pool
14. Quiet hours, as imposed by law, are between 10pm and 7am
15. No pets allowed
16. No parties, no drugs, no burning candles in the house. It is forbidden to use the open fire place in the living room
17. No use of glasses in or around the swimming pool. Breaking of glass may lead to severe injuries and huge costs (will be charged to the tenant) as the swimming pool will become inoperable.
18. Bringing in weapons, explosives and easily flammable material is not allowed
19. Smoking is not allowed in the house. A fee of at least €500 will be charged if non smoking policy is not respected. The only smoking area is in front of the house, at the terracotta chair
20. No eating in the room, for hygienic reasons.
21. In the event of the disappearance or damage to installations, furniture, appliances, equipment of the villa, the tenant is obliged to notify the host
22. The tenant is required to pay attention to all the keys. Compensation for loss of 1 key chain (3 keys) is €200.
23. In the event of disregard of these house rules, the owner has the right to refuse further providing of services and break the rental contract without any refund