

# Trysil Horisont

THT1003E: Rental Agreement: Terms and Conditions

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# Trysil THT1003E: Rental Agreement: Terms and Conditions

## § 1 – Rental Agreement

The tenancy is a mediation agreement, which governs the rental of the holiday home booked. The rented apartment is owned by Svend Nielsen, Sluphusvej 14, 4000 Roskilde, Denmark, referred to below as "landlord".

This agreement cannot be transferred to third party without written approval by the landlord.

At the conclusion of the rental agreement the tenant declares to be at least 25 years old.

## § 2 - Cleaning and damages

The tenant is liable for everything belonging to the holiday home and is also obliged to compensate all damages incurred during the rental period. The tenant is obliged to report any damages immediately to the landlord. All damage caused by the tenant must be compensated for to the landlord at the tenant's expense. End cleaning is included, pls. ref. checklist for tenant's obligations "Cleaning on departure" in §8.

## § 3 - Insurance of the tenant

In connection with this rental agreement the landlord has no insurance to cover personal injury or damage to the property, which may occur to the tenant and his companions during the rental period.

## § 4 - Force majeure

The landlord may, because of force majeure, strikes and epidemic illness, as well as oil / petrol restrictions or similar conditions, terminate this agreement with immediate effect.

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## § 5 – Payment Terms

Two different payment terms apply depending on the booking and arrival date:

- A. More than 120 days between booking to arrival date:
  - a. 3 days after the tenant has received the rental agreement, an 'early reservation fee' must be paid equivalent to €100.
  - b. 120 days before arrival, the 1<sup>st</sup> instalment of 25% of the rental fee minus the 'early reservation fee' must be paid.
  - c. 60 days before arrival, the 2<sup>nd</sup> instalment of 75% of the rental fee plus the deposit must be paid.
- B. Less than 120 days between booking and arrival date:
  - a. 3 days after the tenant has received the rental agreement, the 1<sup>st</sup> instalment of 25% of the rental fee must be paid.
  - b. 60 days before arrival, the 2<sup>nd</sup> instalment of 75% of the rental fee plus the deposit must be paid.

Keys etc. will be available via a key box ref. §9. Any damage caused by the tenant and / or lost card / keys will be at the tenants account. The rest of the deposit will be settled with the tenant within 2 weeks after the end of the rental period. If the deposit amount cannot cover all the cost, the tenant must pay the remaining amount within 7 days after a detailed bill is received.

## § 6 - Complaints

Any complaints about defects in the holiday home must be notified immediately by e-mail to the landlord. If required by the landlord, the tenant is obliged to grant the landlord a reasonable time to remedy any defects.

## § 7 - Termination of agreement

The tenant can before the start of the rental period, terminate this rental agreement. For practical purposes of proof, it is recommended that the termination be sent to the landlord by email. The termination is effective from the day the landlord has received the email. In that case, the landlord is entitled to claim reasonable compensation based on following:

- 121 or more days before arrival: an 'Early reservation' fee equivalent to €100 applies.
- 120 to 61 days before arrival: 25% of the total rent applies.
- 60 to 0 days before arrival: 100% of the total rent applies.

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## § 8 - Bed linen & cleaning

To try to make the rental of our apartment as convenient as possible, we are providing bed clothes/towels/dish cloth/tea towels.

To make this arrangement work for the next guests we suggest the following procedure:

On the last day as the VERY FIRST chore, please wash all bed linen, towels etc.

**Towels must be dried in the tumble drier.** If time, before departure, the towels can be folded and placed on the shelf in the utility room, otherwise they can be left in the tumble drier for the next guests.

**Bed linen must be folded neatly and then hung up to dry in the dry closet at 60 degrees and max time.**

This way the material will be ready for the next occupants on arrival.

Note: If you have to leave very early in the morning and do not have to wash it, please bring you own bed lined and towels.

### **Cleaning on Departure**

Even though you have end cleaning included, you have to do following:

- Empty the refrigerator – do not leave any food in the apartment.
- Put any washing into the dishwasher and switch it on (you do not have to wait for it to finish). Upon arrival you might have to empty the dishwasher.
- Take any rubbish with you and dispose it at the Recycle Station located just before the toll gate on the right side on the way out.

Please note that no rubbish must not be stored in the hall nor in the garage.

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## § 9 – Keys and toll station card

The apartment has an electronic lock box outside the apartment main entrance.

The lock box work with an app. ref below. The app. when active with Bluetooth will open the lock box. There will also be a temporary code you can use. An invitation will be sent to you to register onto the Master Lock system in due time.

Below are two links to install this app. depending on what phone you have.

Master Lock Vault eLocks by Master Lock Company, LLC.

Iphone: <https://itunes.apple.com/dk/app/master-lock-vault-elocks/id974241661?mt=8>

Android: <https://play.google.com/store/apps/details?id=com.masterlock.ble.app&hl=en>



Note: First time you enter the cabin toll station you will need to pay NOK 50 to enter the cabin area.

## § 10 – Other Conditions

1. Rental can only take place to families with up to 6 persons (2 adults and 4 children), NOT groups or youth groups. If this is not the case, the landlord has the right to terminate the Rental Agreement with immediate effect and without compensation for the remaining rental period.
2. Pets are not allowed.
3. Smoking including e-cigarettes are not allowed anywhere in apartment or in the building. For smoking in the apartment, the tenant will be charged a sanitation charge of at least €600.
4. The tenant will have following card / key chip / key (from lock box ref. §9):
  - a. 1 plastic card (Trysilfjell Utmarkslag) – will open the gate to the Trysil cabin area. (Value EUR 40).
  - b. 1 key to apartment and ski booth (booth can be found in the basement next to the parking area). (Value EUR 70).
  - c. 2 key chips to the garage door, entrance and the apartment. (Value EUR 20 each).
  - d. If any are lost, the tenant must compensate at above cost.
5. Ski equipment is not allowed in the apartment, but can be stored in basement next to the parking area where there also are ski boot dryers.
6. Parking. Only 2 cars may be parked in the basement at designated places marked E.