

Rental agreement

Between

Thomas Schultheis, Schülers Mühle 1, 54497 Morbach
Phone: 06533-9690116
Mobile phone: 0173-5447037
Email: info@schuelersmuehle.de

and

Street:
Place of residence:
Telephone:
Mobile phone:
Email:

is agreed as follows:

1. Rental object

The landlord rents out the apartment „Remise“, Schülersmühle 1, 54497 Morbach to the tenant, exclusively with a total living space of approx. 85 square meters and during timeframe of that rental contract between the date of 01.05. and 30.09. a terrace for use at your own risk.

The information on the website www.schuelersmuehle.de at the time this agreement is signed is decisive for the quality of the rental property. Our terms and conditions and the house rules in the currently valid version apply, which can be viewed on the homepage.

The rental is for the purpose of using it as a holiday apartment for people over 8 years of age for a limited period of time. The holiday apartment is a non-smoking property and the tenant undertakes to ensure that smoking does not occur in closed rooms. In the event of non-compliance, the tenant bears the cost of renovation. The keeping of animals is prohibited.

2. Rental period, return

The rental is for the period from to . You can arrive from 3 p.m. on the day of arrival. The tenant will inform the landlord of the approximate time of arrival on the day before arrival. Departure must be by 11 a.m.

At the end of the rental period, the tenant must vacate the property and hand it over to the landlord or an agent in a clean swept condition. The tenant undertakes to wash and clear the dishes, to clean the oven plus barbeque and to dispose of the waste separately according to the respective type in the bags provided and put it down in front of the house entrance. In addition, the final cleaning is included.

After the end of the accommodation, the apartment will be inspected by the landlord or a representative. If the cleaning effort is significantly higher than that of a normal final cleaning (broom cleanliness), an additional € 50.00 must be paid for a general cleaning.

3. Rent

For the transfer of the rental property including the following services

- Ancillary costs (within the scope of normal use)
- final cleaning
- 1 bed linen set, 1 bath towel p. p. and 1 hand towel p. p. if stay is longer than 2 nights

- Dish towels
- Firewood for heating purposes in the fireplace

the landlord receives from the tenant a rent of [REDACTED] EUR plus 50 EUR for cleaning, together as total rent [REDACTED] EUR.

The payment is made in cash on the day of arrival.

Should the payment be made via a debt collection portal such as e.g. vrbo, airbnb, homeaway or Fewo-direkt, this can be forwarded to the landlord via the portal, discharging the debt. A contractual relationship between the debt collection portal and the landlord does not come about as a result and the tenant is still directly liable to the landlord for the full rent payment.

4. Cancellation Policy

A cancellation must be made in writing. In the event of cancellation, the tenant undertakes to pay 50% from 30 days before the date of arrival and 90% of the amount in the case of cancellation or no-show up to 7 days before arrival. Total rent for the previously rented period, regardless of whether the holiday home can be rented to someone else. In the event of an early departure, there is no entitlement to a refund of the rental price.

5. Liability

The tenant is fully liable for damage to the holiday home or inventory caused by himself and by accompanying persons. Any damage must be reported to the lessor immediately. The landlord is not liable for valuables. Liability on the part of the landlord for property damage and personal injury is excluded.

6. Domiciliary rights

The landlord is entitled to enter the apartment if there is a valid reason. If there is no imminent danger, he will announce this in advance.

7. Price reduction

In the event of a short-term failure of furnishings, public supplies or due to force majeure, there is no entitlement to a price reduction. Defects in the holiday home must be reported to the landlord immediately. The tenant grants the landlord 48 hours to remedy defects. Later complaints will not be accepted and cannot be taken into account.

8. Termination

If these rental conditions are violated, the landlord can unilaterally terminate the rental agreement and the tenant must leave the holiday home immediately. There is no entitlement to a refund of the rental price.

9. Other regulations

This rental agreement is only valid after it has been signed by both parties. The tenant undertakes not to publish any public evaluations (e.g. on internet portals) of the rental property without the consent of the landlord. The tenant undertakes to use heating, water and electricity to the normal and usual extent. In particular, this does not include opening doors and windows while heating at the same time for a period of more than 3 minutes, as well as allowing water to run unused or charging e-vehicles or e-bikes without landlord's prior approval. Visitors only are allowed after landlord's prior approval. The tenant was informed that the outside of the property is observed by cameras. The tenant is responsible for snow removal.

10. Recommendation of travel insurance

The landlord recommends the tenant to take out travel insurance, including travel cancellation, specially tailored to holiday home vacationers.

11. Severability Clause

If one of the rental conditions described above is legally invalid, it will be replaced by a regulation that comes as close as possible. The other rental conditions remain unaffected and continue to apply.

Morbach, the _____

_____, the _____

Signature of landlord

Signature of tenant