

Conditions of lease Hüttenzauber Alpinchalets

1. If the tenant cannot take the holiday as planned, he must notify the landlord as soon as possible. He is, however, still responsible for the rent unless another tenant can be found for the same conditions for the mentioned period. If the planned rental period is not fully adhered to, the rent for the whole period is, nevertheless, still payable. Cancellation charges are payable as follows. After signing the contract till 4 weeks prior arrival 40% of the rent, after this 100% of the mentioned rent.
2. Lease times are regulated by the contract or the confirmation of reservation. Unless otherwise agreed in written, the tenant has to leave the accommodation till 10:00AM on the day of departure. Also arrivals are only possible from 04:00 PM at the day of arrival.
3. The landlord only provides the accommodation. The tenant is responsible to plan his timely arrival by he's own.
4. The Landlord can provide an adequate accommodation, if it is reasonable for the tenant. Especially if it is factually necessary. For example if a release through usability has become impossible. The Landlord is entitled to cancel the reservation if it has the appearance that a restoration of the premises is shortly before the arrival day not possible or the accommodation is overbooked. In this cases the money that's already paid, needs to be refunded.
5. Complaints regarding the rental property should be made by the tenant at the time of taking possession; otherwise it will be assumed that the property, in accordance with the inventory, has been found in good condition, as agreed in the contract.
6. The tenant undertakes to protect from damage the rooms rented to him, in accordance with the inventory, and to leave them accordingly at the end of the rental period, returning all keys also.
7. The tenant is responsibility for all damages caused by himself or one of his guests
8. Damages or unserviceable items must be replaced so that the landlord does not suffer any loss.
9. The tenant further engages to undertake nothing which could be detrimental to the house or the contents, to report immediately to the landlord everything which is in any way damaged or appears to be defective, and not to sublet the rented property, either wholly or in part. That means the flat or chalet may only be occupied by the number of people listed overleaf.
10. Nothing should be thrown into the toilets or drain which could possibly cause an obstruction.
11. In case of any dispute arising from the contract in question the location of the rented property counts as the place of jurisdiction, Austria law is applicable.
12. Tenant is responsible for gritting and removal of snow from all pathways and parking places on the premises. The house will be cleaned and the snow will be removed once by the landlord before the keys are handed over.
13. The Landlord is not liable in any cause for any thinks the tenant or his guests are taken to the accommodation.