

# Terms of lease – 't krabaaltje

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't krabaaltje  
Strandlaan 72  
8670 Koksijde (Sint-Idesbald)

To make your stay as pleasant as possible, all rooms have been designed with care. May we ask you to show respect, not only for the building, accommodation and appliances, but also for the environment.

## 1. Interieur

- 1.1. The house has been completely renovated. please take care and show respect for there are other people renting the property after you.
- 1.2. Make sure to place sheets on the beds (bedcovers, blankets and pillow covers). If you brought insufficient sheets of your own, there is a possibility to rent them from us. We have the right as owners to check and perform maintenance in all rented spaces, or appoint someone to do so, after we have informed you.
- 1.3. The house needs to be treated with care by the tenant during his stay and he is also responsible for all damages caused to the property during his stay
- 1.4. The house has maximum capacity of 10 people per stay. This number must not be exceeded in any circumstance. In case there are a larger number of people present, the contract can be considered as dissolved by law and the tenant will no longer be admitted to enter the property. The tenant in this case is still due to pay the complete amount as stated in the contract for all the days the tenant was present on the property. In no case does the tenant have right to any restitution for the amounts that have already been paid.
- 1.5. After your stay, please place all moved furniture to their original location if you have done so.

## 2. Exterieur

- 2.1. Enjoy the surroundings and take care of them.
- 2.2. The complete domain of 1.3 ha is at your disposal. Make sure that children are accompanied by an adult. No fireplaces are allowed on the property.
- 2.3. Do not take any flowers or plants with you from our garden. If we have sufficient, you will receive a bouquet on the moment of your arrival.

## 3. General

- 3.1. If certain things have been broken, do not hesitate to inform us as soon as possible. It is more difficult to deal with this kind of problems when you have already left. If you need help (information, appliances, ...), you can always ask us.

## 4. Payment

- 4.1. Every reservation is only accepted after payment in advance of 30% of the total cost mentioned on the invoice.
- 4.2. The remaining payment of the rent (70%), guarantee and end cleaning need to be transferred at least 8 weeks in advance of your arrival.
- 4.3. In case of overdue payments the reservation will be cancelled and all payments that have already been done will be transferred back, minus the costs for the annulations.
- 4.4. If the rental agreement is made within the 10 weeks preceding the arrival date, the payment must be done in full within 3 office days after the reservation. If not, the reservation will be cancelled.
- 4.5. Prices for rented services (bed sheets, towels, baby bed ...) can change. These possible price changes will be communicated with you as soon as possible and will be corrected on your invoice.

## 5. Changes in the rental agreement

- 5.1. –is only possible after a written agreement has been made between the owner and the tenant.

- 5.2. The tenant can stop the rental agreement at any time, considering following article (annulations).

## 6. Annulations

- 6.1. The cost for the annulations are considered to be:
- 6.2. 1. without costs: if the reservation has been made in the previous 7 days and is not considered as a last-minute reservation. If the difference between the arrival date and the date of reservation is smaller than 8 weeks, the reservation is considered as last-minute.
- 6.3. 2. 30% of the total costs: till 8 weeks preceding the arrival date.
- 6.4. 3. 100 %: from 8 weeks preceding the arrival date.

## 7. Liability

- 7.1. The owner is not liable for any damage that the tenant may suffer caused by any third party (including transportations that may cause a late arrival or premature departure).
- 7.2. In case of war, strikes, natural disasters, decease of owner, etc.... The owner can dissolve the rental contract without any kind of compensation for the tenant.
- 7.3. The tenant is supposed to arrange his own annulations- and travelling insurances.