

Terms and Conditions - "Molino Santa Cruz"

Owner: Anne & Jan Veihelmann, Rote Erde 6, 25980 Sylt

1. Arrival / Departure

The arrival can be done from 15.00 or by appointment with the owner / manager. Departure must be on the day of departure at the latest by noon. Overdrafting the check-out time of more than 60 minutes will result in the calculation of an extra night.

Other arrival and departure times can be arranged individually with the owner. If the tenant does not appear on the day of arrival until 10:00 pm, the contract will be canceled after a period of 48 hours without notice to the lessor. The owner or his representative can then freely dispose of the object. A (proportionate) repayment of the rent due to premature departure is generally not.

2. Special requests and side agreements

are possible in principle. They require the written confirmation by the owner.

3. Payment

The lease is valid upon receipt of the deposit on the account of the owner / manager. The deposit of 20% of the rental amount is payable within seven days of receipt of the reservation confirmation. After the deposit is paid 30 days prior to departure, the payment of the balance due. If the payment deadlines are not met, the landlord can withdraw from the contract. The non-payment is considered a resignation and entitles to a new lease.

Additional costs are not charged. The costs for final cleaning or other tenants are shown in the cost breakdown and are included in the total cost.

4. Resignation

You can withdraw from the contract at any time.

The resignation must be in writing. In the case of withdrawal you are obliged to compensate for the damage we have suffered:

- From the day the booking confirmation by the landlord up to the 121th day before the rental date no compensation
- from the 60th day to the 30th day before the rental begins: amount of the down payment
- From the 29th day to the 15th day before the rental period 50% of the total price
- From the 14th day to the 8th day before the beginning of the rental 80% of the total price

If you cancel less than eight days before your arrival, you pay the full price. It counts the date of receipt of your withdrawal message. Already deposited amounts will be charged.

A replacement person who enters into your contract on the terms specified can be asked by you. A written notification is sufficient.

5. Duties of the tenant

The tenant agrees to treat the rented property (cottage, inventory and outdoor facilities) with care. If damage to the holiday home and / or its inventory occurs during the tenancy, the tenant is obliged to notify the property management immediately.

Defects and damages already identified on arrival must be reported immediately to the property management, otherwise the lessee is liable for these damages. For the elimination of damages and defects, a reasonable period must be granted. Claims arising from complaints that are not reported immediately on the spot are excluded. Complaints that are received at the end of the stay or after leaving the house at the landlord, are also excluded from damages.

In the event of any disruption to performance, the renter is obliged to do everything reasonable within the scope of his legal obligation in order to contribute to correcting the disruption and to minimize any damage that may have occurred.

On the day of departure from the tenant personal belongings to be removed, the household waste must be disposed of in the designated container, dishes are to be stored clean and washed in the kitchen cabinets.

The tenant agrees to bring the trash daily to the garbage cans on the street and dispose of and leave no leftovers in the house lying around.

Throughout the house is a total ban on smoking. The tenant agrees to comply with this smoking ban.

6. Privacy

The hirer agrees that within the scope of the contract concluded with him necessary data about his person are stored, changed and / or deleted. All personal information will be treated confidentially.

7. Liability

The tender has been prepared to the best of our knowledge. For influencing the rental property by force majeure, by customary power and water outages and storms is not liable. Likewise, it is not liable for unforeseen or unavoidable circumstances, such as official order, sudden construction site or for disturbances caused by natural and local conditions. However, the landlord is happy to assist in solving the problems (as far as possible).

A liability of the landlord for the use of the provided game and sports equipment is excluded.

The arrival and departure of the lessee is under his own responsibility and liability. The landlord is not liable for personal belongings in case of theft or fire. The lessee is fully liable for wanton destruction or damage.

8. Final provisions

The tenant is aware that the house can **only be reached on foot**. For this purpose, a staircase with about 150 steps to overcome and a subsequent about 200m long climb on a path.

Pets are not allowed.

Photos and text on the website or in the flyer are used for the realistic description. The 100% agreement with the rental property can not be guaranteed. The landlord reserves the right to change the equipment (eg furniture) if they are equivalent.

Should one or more provisions of these terms and conditions be or become invalid, this shall not affect the validity of the remaining conditions. The ineffective provision shall be replaced by an effective one, which comes closest to the economic and legal will of the contracting parties.

Spanish law applies.