

## Rental Terms Villa Vicana

### 1. Reservations

The reservation is considered final upon confirmation by the landlord and payment of the deposit by the tenant.

- The landlord reserves the right to decline reservation requests without explanation.
- Reservation confirmation will be sent within a maximum of 5 business days via email, including an invoice.

### Payment Terms:

- 20% of the rental price within 14 days of the invoice date.
  - Remaining balance no later than 8 weeks before the rental period starts.
  - Failure to meet payment obligations may result in cancellation of the reservation.
  - Any inaccuracies in the confirmation or invoice must be reported immediately.
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### 2. Arrival and Departure

- **Arrival:** On the agreed arrival date after 3:00 PM.
  - **Departure:** On the agreed departure date before 10:00 AM.
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### 3. Deposit / Liability

- **Landlord:** Not liable for theft, loss, or damage during or as a result of the stay, including malfunctions in technical equipment.
  - **Tenant:** Liable for any damage or loss caused by them or their travel party.
  - It is recommended to take out liability and/or travel insurance.
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### 4. Cancellations

In case of cancellation, the tenant owes a percentage of the rental amount:

- Up to 6 months before departure: 20% of the rental amount.
- Up to 12 weeks before departure: 50% of the rental amount.
- From 8 weeks before departure: 100% of the rental amount.
- In case of early termination of the stay, the full rental amount remains due.
- It is strongly recommended to take out cancellation insurance.

### Force Majeure:

The landlord may unilaterally terminate the agreement in case of force majeure, such as the threat of war, strikes, natural disasters, blockades, or other unforeseen circumstances.

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## 5. Payments

- **Deposit:** Upon reservation confirmation, 20% of the rental price must be paid within 14 days.
  - **Remaining Payment:** The balance must be received no later than 8 weeks before the rental period starts.
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## 6. Electricity

- **Charging Prohibition:** Charging an electric car using the house's electrical outlets is strictly prohibited! Energy consumption is monitored every 15 minutes.
  - **Charging Points:** Charging stations for electric cars are available in the village near the Town Hall and at the ski area.
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## 7. Maximum Occupancy

- The property is suitable for a maximum of **8 people**.
  - Accommodation of more than 8 people is only allowed with prior consent from the owner.
  - **Violation:** If more guests than agreed upon arrive, access to the property may be denied.
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## 8. Pets and Smoking

- **Pets:** Pets are not allowed.
  - **Smoking:** Smoking inside the chalet is not allowed. Smoking is permitted on the covered veranda outside.
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## 9. Cleaning

- **Cost:** Cleaning costs are **€175**, mandatory and must be paid in advance.
  - **Request:** Please leave the chalet in a clean and tidy condition.
  - **Waste:** Do not leave dirty dishes, food, or full garbage bags behind. Also, empty small trash bins in the toilets and bathrooms.
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## 10. Inventory

- The chalet is fully and comfortably furnished.
  - The following items are not included in the rental:
    - Bath and shower towels/Kitchen linen (to be provided by the tenant).
    - Bed linen: **€12.00 per person per stay.**
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## 11. Complaints

Despite our careful preparations, there may be justified complaints. These should be reported immediately to the on-site caretaker, who will be given the opportunity to resolve the issue.

### **Villa Vicana**

Kirchbach 187, A-9632 Kirchbach, Gailtal, Carinthia

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