

## Conditions for renting the holiday homes - [www.schwedenurlaub.de](http://www.schwedenurlaub.de)

The rental is in the name and on account of Sweden Mushing AB, 79792 Idre (organization number 559094-7825).

### Contract and Payments

The rental contract comes into being through inquiry and confirmation of a rental. This is documented by sending a booking confirmation.

Rental is weekly, from Saturday to Saturday, at 12:00 noon. A flat-rate rent is charged for the rental, which can fluctuate depending on the season. The only additional costs are the costs for electricity consumption during the rental period. The tenant is obliged to read the meter reading on arrival and departure and to submit it truthfully using the form provided.

As a security and to offset the electricity consumption, the landlord charges a deposit in addition to the rent. After returning the form with the meter readings, the landlord will refund the difference within 14 days. If the landlord has additional claims, the tenant is obliged to pay within 14 days of receipt of the corresponding statement.

With the booking confirmation, a deposit of 30% of the total amount is due within 10 days. The tenant is obliged to fulfill his obligations under the rental agreement; a possible non-payment of the deposit due does not release him from the booking. However, if the deposit is not paid on time, there is no longer any claim to the validity of the booking.

The balance of the rent and deposit is due no later than 30 days before the start of the rental period. The key to the holiday home will only be sent after full payment has been made.

### Use of the rental property

In the course of booking, the tenant must register the number of people and, if applicable, pets / dogs. Only the registered number of people / pets is authorized to use.

Dog runs are available at the holiday homes. In principle, the outlet closest to the house belongs to the respective house, unless expressly agreed otherwise in advance. A maximum of two dogs is permitted in the house.

Subletting is excluded. The same applies to passing on the keys to third parties.

The lessee undertakes to treat the rental object with care, including the accessories provided. Defects found or damage caused must be reported to the lessor immediately. Any damage caused is to be borne by the tenant. The tenant is jointly and severally liable for all persons present. In this context, it is advisable to take out private liability insurance.

During his stay, the tenant must ensure that the facilities are and remain in a usable condition and, for example, clear snow in winter (terrace, house entrance, parking areas, dog run).

The tenant is obliged to clean the house before departure. In particular, the bathroom and toilet must be cleaned very well. The dishes are to be put away cleanly in the cupboards and the entire house is to be left clean. The use of bed sheets and covers you have brought with you is obligatory!

If the house is not in a proper condition, the landlord must be informed. However, such a fact does not entitle you to leave the house in an improper condition either.

If the house is not cleaned properly or the facilities used are not left in an orderly manner, the landlord is entitled to charge a reasonable amount of money for this. This also applies if the waste is not properly separated.

The landlord operates WiFi Internet access on the facility. The tenant can use this access on request. There is no guaranteed availability.

#### Liability

The landlord assumes no liability for damage suffered to persons or property of the tenant and his fellow travelers. The lessee can only demand compensation for non-performance, late performance or defects if the lessor is responsible for this as a result of intent or gross negligence. Claims going beyond this, in particular due to force majeure, are excluded; the same applies to the occurrence of unforeseeable or unavoidable circumstances, such as official orders, sudden construction sites, an occasional failure of the water and/or power supply.

The tenancy law is expressly agreed as agreed. The landlord is not a tour operator, so that under no circumstances does travel law apply.

#### Resignation

In the event of a withdrawal by the lessee, the down payment to offset the expenses of the lessor will be forfeited. The landlord will reimburse the amount in excess of this in whole or in part, provided that he is able to rent out the rental property to someone else for the rental period. If this is not the case, the renter is obliged to pay the full rent respectively has no right to a refund.

If the lessor is forced to withdraw from the rental agreement (e.g. due to impossibility or defects in the rental property), this does not justify a right of recourse for the lessee. In this case, the Lessor will refund in full any amounts already paid.

#### Severability and Jurisdiction

If individual provisions of the present conditions should be ineffective, this does not result in the ineffectiveness of the entire contract. The ineffective wording shall be replaced by the regulation that comes closest to the desired result.

At the latest with the deposit, the tenant accepts the present conditions.

The place of jurisdiction for any disputes is Düren/Germany.

Düren, 5th of Mai 2022