



General terms and conditions, house rules and instructions...

Location: Apartments Leban Karmelina, Izola - Slovenija

Date: from 01/01/2022

GENERAL CONDITIONS AND INSTRUCTIONS FOR RENT AND USE OF THE APARTMENT

These conditions are an integral part of the rental contract, signed between _____, and the owner of private accommodations and a tenant in oral, written or electronic form acknowledged by the tenants payment the amount on the owners account. Tenant agrees to all terms and conditions.

Karmen Leban, Prešernova cesti 21, Izola 6310, phone: 00386 41 73 05 38

GENERAL TERMS

General conditions for the rental and use of the apartment are dependent on the house rules or apartment block rules. Tenant must be aware of them and should understand them when booking the apartment in oral, written or electronic form. House rules are visibly published in the apartment or residential area.

Tenant is required to use the apartment in accordance with the principles of good management. Landlord reserves the right to change these conditions if necessary and publish them on its website.

Landlord cannot be responsible for valuables and money, located in apartments and cars on a public parking spot. Tenant agrees to pay all damage done.

FIRE RULES

Fire rules and emergency exits are appropriately marked and posted in the apartment or in the residential block. Find out more about the location of fire alarms and fire extinguishers, follow the instructions on the firewall policy.

The use of open fire (barbecue) and cooking appliances in the rooms and the terrace is not allowed.

Smoking in apartments is strictly prohibited.

In the case of intentionally triggered a fire alarm without cause, or induce as a result of smoking, cooking etc., in places where it is prohibited to cause fire, tenant covers costs of intervention. Tenant commits to pay all damage caused to the landlord.

BOOKING and CHECK IN

Customer can book a date or submits an application through the website online automated form, by phone +386 41730538 or +386 31616273 or via e-mail. On request, preliminary offer is prepared, with agreement on the terms of lease, official offer is send to the customer. Advance reservation should be paid at the bank account indicated on the formal offer. By paying in advance occurs contractual relationship in terms and conditions binding on both parties. Tenant must vouch for authentication of personal data. The contract is concluded when landlord acknowledges a confirmation of advance payment according to conditions written in email. Such notification is binding on both parties.



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PAYMENT

Tenant is obligated to pay the difference on the day of arrival.

If the tenant fails to pay an advance reservation, it is considered that the contract has not been concluded. If the tenant fails to pay the remaining part of an agreed amount, subject to the provisions of these instructions from the chapter on cancellation should be observed.

The customer is obliged to pay a security fee upon arrival which is returned after check out, when such circumstances are necessary.

CANCELLATION&RESIGNATION

Tenant is entitled to written or verbal cancellation apartment rental for any reason. In this case, the owner of private accommodations has a right to reimbursement, amount of which depends on the time of resignation or cancellation:

- Less than 7 days before arrival: 90% of the payment
- 14 to 8 days before arrival: 50% of the payment
- 29 to 15 days before arrival: 30% of the payment
- up to 30 days before arrival: 15% of the payment
- Similarly, the cost of 100% of the price if the tenant leaves the apartment prematurely.

*** Money manipulation and BANK cost will be subtracted of the amount*

OTHER INSTRUCTIONS

- In apartment is not allowed to keep pets, except with the prior confirmation with landlord.
- **Smoking in apartments is strictly prohibited.**
- When a window or door is opened, air conditioning **must not be turned on.**
- Tenant has all appliances in the apartment in accordance with instructions for safe use and care of equipment with due diligence. If the result of intentional or negligent damage is occurred, the tenant is obliged to pay for the damage or restore the original state before the accident.
- In case of failure of water supply or electrical system or other damage to the equipment lessee, tenant is obliged to immediately notify landlord by telephone at 00 386 41 730 538 or 00 386 31 616 273 or 112 for emergency or 113 for fire emergency.
- On departure guests must wash dishes, dispose any waste, clean the refrigerator and turn it off, suspend the operation of air condition and turn off hot water boiler.
- Use of bicycles and other activities are at tenant's own risk. Owner takes no responsibility for the use and enjoyment of bicycles and other play toys. In case of damage or theft, tenant is responsible for their stuff.

ADDITIONAL SERVICE

- Rent a bike (offer price / current price list)
- SAT TV and radio (free)
- Parking (free)
- Hair dryer in bathroom (free)
- Extra child bed (by prior arrangement, free)
- Rent a boat (offer price / current price list)
- Rent a scooter (offer price / current price list)



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PRICE INCLUDED:

- Consumed electricity and water, Wi-Fi, air-condition
- Bed linen and towels (1x large towel, 2x small towels per person)
- Parking permits in specific apartments

PRICE NOT INCLUDED:

- Entrance for any beach
- Cleaning at departure if guests do not provide "minimum cleaning standard" (100 €)

ACCOMMODATION:

Accommodation in apartments is possible after 15:00 on day of arrival, check out should be made until 10:00 in the morning of the last day, if not agreed different in email.

The keys to the apartment receive guests at the agreed location or call on time of arrival at 00386 41 73 05 38 or +386 31 61 62 73. On arrival, the guests make an application on presentation of identity document (ID card, passport or driving license) to any authorized person who will be checking at the apartments. Living in the apartment is permitted only to visitors who registered with the landlord.

Persons who are not registered and are housed in the apartment without the knowledge of landlord shall be materially and criminally responsible for the application.

PAYMENT TERMS:

Upon prior reservation, 30% of the total AMOUNT is normally transferred to the transaction account, rest is paid upon the arrival. The reservation is complete when payment is visible on transaction account. Certificate of completion of booking will be sent to you via email. The valid date of payment is a date of money transfer as indicated in the tender.

Advance booking should tenant pay no later than the 7th day after booking application (unless the offer otherwise specified), that is commonly 30% of the prearranged amount or amount written in formal offer. Tenant pays the difference on arrival at the apartment, be advised that we **dont take credits cards**. If the tenant fails to pay an advance reservation, it is considered that the contract has not been concluded. If the tenant fails to pay the remaining part of a booking price the provisions of these instructions from the chapter on cancellation should be read.

Landlord reserves a right to change prices according to seasonal trends.

DATA USE

Landlord will use all collected data on its guests and shall protect them in accordance with the law on protection of personal data. It is considered that if you accept the offer, you agree to use this information for statistical purpose. If you do not want, you can say so while staying here.

SETTLEMENT OF DISPUTE

In the event that a dispute arises which the parties are unable to resolve by mutual agreement, is to resolved by the District Court jurisdiction in Izola.



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Annex 1:

HOUSE RULES

1. Prepare your identity documents on arrival (identity card, passport or driving license) for a representative of the apartment.
2. Living in apartments is allowed only with prior notification.
3. **It is not allowed to smoke in the apartments.**
4. For any damaged or alienated object, the compensation charge in the value of the item is inevitable.
5. Please use items in the apartments as if they were your own.
6. Tourist tax is settled in advance or at the beginning of your staying, unless otherwise specified.
7. Leaving the apartment after 10:00 or 12:00 am on the day of departure, services will be charged until the next day.
8. In the apartments should be peace from 23:00 pm to 06:00 am.
9. Landlord takes no responsibility for money, jewelry, securities and other items that are kept by guests in the apartment or cars. It also assumes no responsibility for cars parked in parking spaces at the apartments.
10. Please report all lost and found items pass to the landlord.
11. On departure is obligatory to shut water, turn off heater/cooling, turn off all electrical appliances and lights. Leave refrigerator at minimum.
12. You are kindly asked to:
 - maintain the order and cleanliness
 - do not disturb neighbors with radio, TV sets and other musical instruments
 - parents watch for the children in the bathroom
 - rationally use electric energy
 - walk to the store on foot or by bike, so you help to reduce noise and maintain a clean environment
13. You are not allowed to:
 - Open fire
 - Unleash the dog
 - Bring explosive and keep explosive materials
 - Do construction works
 - Dispose of waste in nature
14. Representatives will perform oversights and control of holiday accommodation, which is done without notice.
15. Guest who will disturb public order and peace in spite of warnings, shall be kindly asked to leave the apartment and local police will be notified after second warning.

We wish you a pleasant stay!