

**Lease agreement, general conditions and operational information of
Konopinda cottage.**

1. These general conditions govern the mutual contractual relations between the owner of the Konopinda cottage and the tenant.
2. The contractual relationship between the lessor and the lessee shall be credited after the advance payment has been credited to the lessor's account at the time of maturity. Your credit will be sent to you by e-mail or SMS confirmation with receipt of payment. Subsequently, the order for tenants and lessors is binding.
3. At the time of the lease, the lessee is required to provide the landlord with an identity card for registration in the guest book. The lessee confirms the accuracy of his personal data and the duration of the stay by signing in the Accommodation Book. The tenant is responsible for the behavior of his guests.
4. An integral part of the general terms and conditions is the Rental Agreement on page 4, signed by both parties when the keys are handed over at the latest.
5. We accept orders to rent a cottage by email. We will inform you if the term desire is available and the date will be proactively booked for 5 calendar days for you. At this time, a deposit of 50% of the total cost of the stay must be paid by bank transfer to account No. 1129755046/3030. Please state the name and date in the message for the recipient.
6. If payment is not delivered the reservation will be cancelled and this date will be free again.
7. The cottage is rented as a whole unit. The owner does not stay in the cottage during your stay but may arrive during the stay to make sure that the rental conditions have been met.
8. As landlords we reserve the right to terminate your stay immediately if:
 - a. There is a violation of the smoking rules and the use of open fire.
 - b. The number of persons exceeding the total capacity of the building, which is 12 persons.
 - c. There will be an arbitrary increase in the number of people during the stay (without the lessor's knowledge).

d. The lessee does not report defects, faults or damage to the equipment of the facility without delay.

In all cases, there is no right to refund the unused rental payment

9. The price can be viewed on the website. Price includes electricity consumption, energy, gas, water, city fees, bedding, cleaning products, dishwasher tablets, toilet paper, liquid soap.

10. The price does not include a fee of 40,-EUR if the tenant does not carry out basic cleaning (see below). The cleaning fee may be deducted from the refundable deposit.

11. Charges for parking in reserved parking lots in Pec p. Sn. and a one-time pass (1,-EUR) is paid by the tenant himself.

12. The rental price does not include insurance. Rental of cottages is carried out by tenants at their own risk. The landlord is not responsible for injuries, damage or theft property.

13. Prior to accommodation the tenant is obliged to make a deposit of 200,- EUR via bank transfer to the account together with a surcharge. The deposit is used to cover any damages and will be returned by bank transfer in the event of a 7-day successful handover.

14. Before the lease is terminated, the lessee is obliged to wait for the landlord or authorized person to arrive and perform the proper transfer of the cottage. If they fail to do so, the deposit will be forfeited (unless agreed otherwise).

15. Cancellation Policy: In the event of a tenant's withdrawal from the contract, this may be done without giving any reason. Cancellations apply only to confirmed written orders (e-mail). The cancellation fee is calculated from the amount of the advance payment.

Cancellation must be made in writing:

Cancellation 29-14 days - 50% of the amount of the deposit

Cancellation 13-7 days - 75% of the deposit

Cancellation of stay 6 or less days - 100% of the deposit amount

If the tenant does not arrive and does not book a pre-booked cottage within 24 hours of the booked stay, we also charge a cancellation fee of 100% of the advance payment and the stay is cancelled without refund. This is not the case if the tenant and the landlord agreed to later arrival via telephone or by e-mail.

If the lessee terminates his / her stay before the scheduled departure date, he / she has no claim for any compensation.

Operating information:

Weekly Stays: Check-in is always on Sunday after 2pm. If the term prior to your stay is not occupied, an early arrival is possible.

Check-out is no later than 10am on Saturday. During weekend stays, arrival and departure is according to agreement.

In summer, parking is possible right at the cottage (max. 3 cars). It is a KRNAP (national park) zone and it is necessary to buy a one-time pass for the entrance to the Zelený potok parking lot. In the winter there is a central car park in Pec.

The tenant will receive 2 keys (main entrance and ski room). The tenant is required to guard the key properly and is not allowed to duplicate the keys or allow a third person to obtain duplicates of the key. In the event of key loss, the guest is obliged to pay a penalty (upon payment of a lump sum) in the amount of 75,- EUR, at check-out.

Each time you leave the premises, lock it properly and close the windows. Upon arrival to the cottage, the guest is obliged to check, that the cottage is free of defects. The defects found shall be reported immediately to the lessor or to the authorized person.

The guest will wear appropriate home footwear in the cottage.

The tenants and their guests must behave with the care of the whole cottage. Damages incurred must be replaced by the lessee.

The tenant is not entitled to allow anyone to enter the cottage, or let any non-resident to stay in a cottage.

It is strictly prohibited to smoke, make open fire (candles, etc.). The tenant is obliged to familiarize himself with the location of fire extinguishers (3x fire extinguisher, 1x fire blanket).

Attention! Stoves are not intended as the primary source of heating. Do not use them for heating.

For safety reasons, do not leave children unattended in the cottage or in its immediate vicinity.

The tenant is obliged to always switch off the lights and lock the cottage and the ski room when leaving. The landlord is not responsible for the loss of property during the duration of the lease.

In the cottage, a guest may not move equipment, repair or interfere with the electrical network or other installation.

The pool table can be supplemented with a karambol pad. Do not put anything or children on the pool table!

Upon agreement, pets may stay, the owner is always responsible for them.

From 22.00 am to 6.00 pm, guests are required to observe the night hours.

The tenant performs basic cleaning (putting things in their original places, washing dishes, cleaning the dishwasher, cleaning the floors, removing the bedding). In case the basic cleaning is not performed, a cleaning fee of 75,-EUR will be deducted from the deposit.

Please refer to the location of the fuses (main fuses out to the left of the stairs, electrical fuse box in the pantry), main gas shut-off outside under the kitchen window. The gas cap is also in the cellar and behind the stove.

The main water closure is in the cellar. Each washbasin, washing machine and washing machine have their own closures. The water is from a private well and is drinkable (test verified). Please conserve water in the nature reserve (short shower, eco flushing, eco program for dishwasher).

Door handles are located in the corridor above the first aid kit.

Waste water is collected into a septic tank with limited capacity. It is forbidden to throw any solid waste (food, fruit and vegetable waste, non-biodegradable material such as diapers, newspaper, hygienic napkins, wet napkins, foils, etc.) into the toilet and waste.

Please sort the waste! Smaller sorting containers are placed in a pantry, they are brought in the ski room. There are large containers of paper, glass, plastic and cans in the ski box.

Organic food remains are part of a cottage composter. Other waste belongs to a prepared bag that replaces the dustbin. This bag must be brought to the waste container outside.

The gas boiler is located below the stairs and requires no maintenance or adjustment. Likewise, the hot water tank. Under the sink in the kitchen and on the floor there is a 10l boiler. Capacity is limited, and hot water may deplete.

Lease contract on next page...

Lease contract Konopinda hut:

name of the owners: Pavel a David Procházkovi

address: V Zátiši 1021, Kralupy nad Vltavou, PSČ 27801

phone: +420 605 089 613, 731 155 041

e-mail: konopinda211@gmail.com

web: www.konopinda.com

and

Mr./Mrs.

name of the tenant:

date of birth:.....

address, country:

passport numbers:

phone: e-mail:

conclude the following lease agreement:

1. Subject of the contract: Konopinda hut in Pec pod Sněžkou č.p. 211, PSČ 54221.
Capacity is 12 persons.

2. Rental Period: check IN check OUT.....

3. The rental price is stipulated by contract on CZK/EUR. Rental price list available at www.konopinda.com, for more information on the price, see general conditions.

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owner

.....
tenant

place.....

date.....