

General Terms and Conditions of Hire – STOERbuiten B.V.

Definitions

1. STOERbuiten bv: (KvK 64911012) lets its own lodges on campsites and also lets lodges owned by private individuals that have been made by STOERbuiten.
2. The tenant: the person (m/f) in whose name the lodge is hired.
3. The landlord: the owner of the lodge or their representative.
4. The site: the website www.STOERbuiten.nl
5. The rental agreement: an agreement for the (sub)letting of a lodge and deemed to have been entered into between the tenant and the owner.

Booking and Cancellation

1. A request to book a lodge with STOERbuiten is made via the website or by e-mail. Receipt will be confirmed together with a request for a deposit.
2. The deposit must be paid within 14 days of confirmation of the booking into the account of STOERbuiten.
3. Once the 30% deposit has been received, the booking is confirmed as final and the rental agreement is formed. If the tenant cancels after this confirmation, charges will therefore apply.
4. If the tenant cancels after the initial deposit has been paid, €80,00 in administration costs is payable. If cancellation is made within 3 months of the arrival date, a charge of 30% of the rental amount is payable (i.e. excluding costs and the deposit); if cancellation is made within 4 weeks of the arrival date, this charge is the full rental amount.
5. The tenant may, if desired, arrange their own cancellation insurance
6. The minimum stay is 3 days.

Payment

1. The deposit is 30% of the rental amount and the balance must be paid no later than 6 weeks before arrival.
2. For bookings made within 6 weeks of arrival, the full rental amount must be paid in one instalment.
3. If - after the 1st reminder - the payment obligation is not met, the reservation will lapse with no obligation to refund any deposit already paid.
4. Leaving earlier than scheduled - for whatever reason or cause - does not entitle the tenant to a refund of rent paid or cleaning charges.
5. If, due to force majeure, the lodge cannot be let, then the rental agreement will be cancelled and the tenant will be notified accordingly. STOERbuiten undertakes to refund any amounts already paid without delay. The tenant has no other right than to reclaim this amount.

Security deposit

1. The tenant pays a security deposit. The amount of the deposit is € 100,00 per lodge.
2. The landlord may deduct an amount from this deposit if the tenant, their co-tenants or visitors cause any damage to the lodge, the contents and/or the surrounding area, or if payment obligations have not been met.
3. The final inspection for defects is carried out after the tenant's departure, unless the tenant can demonstrate that a different arrangement has been agreed with the site manager.
4. The final clean is always carried out by the campsite.
5. If, after the end of the reservation period, there is no need to withhold any amount as referred to in point 2, the (remaining part of the) deposit will be refunded within 2 weeks after the departure date.

Liability

1. We do not rent to anyone under the age of 21. If you arrive without an accompanying adult, entry to the lodge will be refused. If there is any doubt, the manager may ask for ID. If this rule is breached, the guest will be instructed to leave the lodge immediately. Any amounts paid will not be refunded.
2. The guest remains legally liable for any damage they have caused, even if it is discovered after the stay has ended.
3. The guest is legally responsible for their actions (or failure to act), as well as the actions of their co-guests and visitors, and for any damage caused by them. The guest must be insured for Public Liability.
4. The guest accepts that, under no circumstances, can they hold STOERbuiten liable for damage and/or loss of income suffered by the guest, their co-guests or visitors, or for loss or damage to belongings or pets during the stay.
5. The landlord accepts no liability for any loss or damage suffered by the guest and/or their co-occupants and/or visitors, or their property, arising from their stay in the lodge or the surrounding garden.

Number of guests

1. The maximum number of people permitted to stay overnight in a lodge as stated must never be exceeded.
2. If the maximum is exceeded, the rental agreement will be deemed terminated by operation of law and access to the property will be denied or refused without any refund or compensation.

Cleaning

1. Please report any concerns about the lodge's cleanliness on arrival at the campsite so that everything can be resolved by mutual agreement.
2. Any financial compensation for complaints reported later is excluded.

Smoking / pets

1. Smoking indoors is not permitted.
2. Bringing pets is permitted by prior arrangement.

Arrival - and departure times

1. Arrival is from 15:00.
2. Departure is no later than 10:00. Later check-out may be possible, but only by prior agreement.
3. If the tenant checks out after the stated departure time, an additional rental period may be charged. Any costs arising from this, as well as any claims from subsequent tenants, will be borne by the tenant who overstays.

Responsibilities and obligations

1. To ensure your stay runs smoothly, the tenant must follow the landlord's instructions and may be held legally liable for any damage resulting from unlawful conduct or from failing to comply with these instructions or these general terms and conditions.
2. The tenant agrees to treat the lodge, its contents and the surrounding area with respect, including keeping noise to a reasonable level.
3. The tenant must allow access to the lodge or garden for necessary repairs and garden maintenance.
4. On departure, the tenant must leave the kitchen (including washing up), the barbecue and the wood-burning stove clean and empty, and dispose of rubbish in the designated areas on the campsite. Failure to do so may be charged.
5. Use of the TV is subject to it being in working order.