

## **General terms and conditions for renting accommodation at Bungalowpark De Borgmeren**

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Scharmer. (no.: 2013/1)

01.

The rented accommodation may only be used for residential purposes. The tenant is explicitly prohibited from using the rented accommodation for any other purpose. The tenant may not use the landlord's address for the purpose of registering in the population register of the Municipality of Slochteren. If the tenant does use the landlord's address for the purpose of registration, the rental agreement may be terminated with immediate effect.

02.

House numbers are only communicated beforehand subject to final confirmation. No rights may be derived from this information.

03.

The tenant may not install or remove anything in the rented property without first obtaining the landlord's explicit written permission.

04.

The tenant must ensure that he does not cause nuisance to the occupants of neighbouring residential units.

05.

No more than four people may reside in bungalows that have not been rented for family use. Weekly cleaning is compulsory.

06.

The landlord shall rectify faults that prevent or seriously impair the tenant's right to undisturbed enjoyment of the rented property at a time that shall be decided by the landlord. This also applies to all maintenance work relative to the rented property that the landlord considers necessary. The tenant does not receive payment and/or compensation for goods and/or services that are temporarily not provided and/or temporarily not available for use.

07.

The landlord may enter the plot at all times in order to carry out repairs (or have them carried out) or for inspections.

08.

Minor repairs to sanitary equipment, electrical systems and repairs to hinges and locks, as well as repairs of damage to the home and the inventory shall be charged to the tenant.

09.

No goods/waste may be placed on the patio outside the home other than a garden furniture set. The technical department is entitled to remove any other items without prior notification; the ensuing costs shall be charged to the tenant in full. Cars may only be parked in the parking spaces for vehicles and not on the grass.

Two passenger cars are permitted for each home. Other vehicles and/or objects may not be parked or laid up in the park without first obtaining written permission.

10.

Only household refuse in sealed bin bags may be deposited in the refuse containers in the park. Other (large items of) waste must be disposed of at a municipal waste disposal depot. If required, de Borgmeren can arrange for this type of waste to be disposed of for you, subject to prior agreement and an appropriate charge.

Any damage to the home shall be determined based on inspection by the technical department and charged separately.

11.

All goods/inventory provided with the home, which are no longer present and/or damaged after termination of the rental agreement shall be paid for by the tenant in accordance with the amounts specified on the inventory list.

For details, please refer to annex 1 (inventory list) (page 1 of 2).

12.

Guests may arrive and depart on any weekday between 09.00 hours and 16.00 hours.

13.

The tenant must return the home to the landlord in clean and tidy condition. All goods which the tenant has left behind in the rented property after termination of the rental agreement shall be considered to have been transferred to the landlord for disposal; a minimum of €100 shall be charged for disposing of these goods and/or waste.

14.

In the case of long-stay occupation, the home shall be inspected on at least two occasions (all rooms and spaces). One of these inspections shall be performed no later than 7 working days after the landlord has received the rental agreement termination form and a further inspection shall take place when the tenant returns the home to De Borgmeren. The first inspection is intended to provide a general impression of the state of upkeep, the second inspection is intended to identify any damage that may have been caused by the tenant.

15.

The rent and any additional costs must be paid monthly in advance in the case of long-stay occupation. In the case of short-stay occupation, the complete rental amount together with any additional costs must be paid before or at the time of arrival. The deposit must be paid in all cases before or at the time of arrival.

The home shall be considered to have been vacated if the amount of rental arrears exceeds 21 days. All goods that are still present inside the rented property at that time shall be considered to have been transferred to the landlord by the tenant.

An amount of €100 shall be charged for disposing of these goods and/or waste. Failure to receive an invoice, or late receipt of an invoice, does not release the tenant from his obligation to pay rent on time.

16.

Short-stay reservations may only be made using the standard "short-stay confirmation" form.

17.

Long-stay reservations for business users may only be made using the standard "long-stay application" form. In addition, you must provide a recent Chamber of Commerce extract and a copy of the occupants' ID documents.

18.

Long-stay reservations for private occupants (for family use) may only be made using the standard "long-stay application" form. In addition, you must submit an employer's statement and a copy of the occupants' ID documents.

19.

If the tenant, after receiving a verbal or written reminder, continues to default in complying with his obligations in accordance with the law, local ordinances and/or these terms and conditions, the landlord is entitled to terminate the business contract with the tenant with immediate effect and clear the home without in any way affecting the tenant's payment obligations and without any requirement for further notice of default or judicial intervention.