



General Terms and Conditions 2020

Clos Laraison
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France (Burgundy)
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<http://www.closlaraison.nl>

Owners

Gert Kootstra and Marije Kootstra-Duijf
Sportlaan 106
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1. Booking and payment

- 1.1. The holiday accommodation at Clos Laraison can only be booked using the booking form on the Clos Laraison website, <http://www.closlaraison.nl>.
- 1.2 Your booking will be confirmed through a booking confirmation and invoice from Clos Laraison.
- 1.3 After receipt of the invoice, you have two weeks to make an advance payment of 40% of the total rental price.
- 1.4 The remainder of the rental price is due at least six weeks prior to the rental period.
- 1.5 In case of a last-minute booking, i.e. 6 weeks before or closer to the start of the rental period, the full rental price is due within 2 weeks after receipt of the invoice and in any case prior to the start of the rental period.
- 1.6 By making the advance payment and/or paying the full rental price, you are accepting our General Terms and Conditions and confirming that you have acquainted yourself with our General Terms and Conditions. This is when the rental agreement is formed. You will receive the General Terms and Conditions along with the first booking confirmation. The General Terms and Conditions are also available for download from the Clos Laraison website.
- 1.7 In the event of late payment, Clos Laraison reserves the right to cancel the booking. Previously paid amounts will not be refunded; the cancellation policy applies without prejudice in such cases.



2. Additional charges and deposit

2.1 The rental price includes a bed, bath, and kitchen linen pack, cleaning after your stay, and tourist tax. Additional bath linen packs are available for €15 each.

For stays of two weeks or longer, you can request an additional clean of the property during your stay (bathrooms, clean bed linen, plus bad and kitchen linen, and hoovering). Such an additional clean costs €50.

2.2. Gas, water, and electricity charges, as well as firewood for the stove, are also included in the rental price. The tenant is, however, expected to use these resources responsibly. In case of excessive consumption, a surcharge may be charged, which will be payable in cash.

2.3 The deposit is €200. This deposit is payable along with the final advance payment and will be refunded within two weeks after the rental period, after deduction of possible expenses incurred for additional cleaning, breakages, or damage to furniture or the building.

2.4 The property must be left clean and tidy when vacating, as clean and tidy as when you arrived. You are kindly requested to empty the dishwasher and fridge, and dispose of any rubbish and empty bottles. We will take care of the final cleaning after your stay. We reserve the right to, if excessive cleaning is needed because the property has not been left sufficiently clean, deduct additional cleaning costs from the deposit.

2.5 Possible additional costs, such as for meals and wine, must be settled with us in cash at check-out.

3. Cancellation by tenant

3.1 Cancellations must be submitted in writing by email to Clos Laraison. We will send you a cancellation confirmation immediately after we have received your cancellation.

3.2 If you cancel at least 6 weeks prior to the start of the rental period, you will only be charged the amount you paid as an advance payment when you booked, which is therefore non-refundable.

3.3. In the event of cancellation under 6 weeks before the start of the rental period, you will be charged the full rental price.

3.4 The rental price covers the full period for which you booked the property, also in case of late arrival or early departure.

3.5 We recommend that you take out travel insurance that covers cancellation charges.



4. Cancellation by Clos Laraison

4.1 If for any reason Clos Laraison has no option but to cancel a booking, the tenant will be notified immediately and, if possible, offered an alternative. If the tenant does not accept this alternative, or if Clos Laraison is unable to offer an alternative, we will immediately refund the amount prepaid by the tenant. In such a situation, the tenant has no further rights beyond a refund of the amount paid, and will therefore not be able to submit any supplementary claims to us on account of a cancellation.

5. Tenant liability

5.1 During the stay in the holiday accommodation, the tenant accepts liability for the property, contents, and any items pertaining to the property. Damage caused by the tenant or their travel companions must be reported to the landlord without delay. The tenant will be fully liable for such damage and therefore be required to compensate the landlord without delay.

5.2 Clos Laraison reserves the right to hold the tenant liable for damage that was not reported, or not reported adequately, by the tenant during their stay, and which has therefore not yet been paid for. All expenses associated with such cases shall fall to the tenant in full.

5.3 If the tenant or their travel companions fail to adhere to the obligations of a prudent tenant or cause nuisance or inconvenience or discomfort to others, they can be denied further access to the rental property. The rental agreement will then automatically be terminated, and the tenant will not be entitled to a refund of the rental price.

5.4 Any house rules specified in documentation kept inside the property and/or provided in advance are part of the rental agreement and must therefore be complied with.

6. Clos Laraison liability

6.1 The stay and use of the facilities at Clos Laraison are entirely at the tenant's own risk.

6.2 Clos Laraison does not accept liability for loss, theft, damage, or injury of any kind suffered by the tenant of the holiday accommodation.

6.3 Possible errors in the price list of accommodation offered by Clos Laraison are not binding on Clos Laraison.

6.4 All booking agreements and subsequent arrangements are governed by Dutch law. Possible disputes regarding the rental agreement will be submitted to the competent court in The Hague.



7. Stay

7.1 Clos Laraison is, in principle, rented from Saturday to Saturday. Outside the high season and holiday periods, deviations from this set schedule are possible on request, subject to availability.

On the date of arrival, the property will be available from 4pm. Checking in before 4pm is not possible due to the time needed to prepare the property.

On the date of departure, the property must be vacated by 10am.

7.2 Clos Laraison sleeps a maximum of 4 people. If the tenant wants to have guests stay at the property, the landlord must be notified in advance. The maximum occupancy of 4 must never be exceeded.

7.3 Subletting the property to third parties is not permitted.

7.4 Instructions and other information relating to the property and the equipment are available in an information binder inside the property. The tenant must acquaint themselves with these instructions upon arrival. These instructions are an integral part of the rental agreement and the tenant is held to full compliance with these instructions.

7.5 This holiday accommodation is non-smoking.

7.6 Dogs allowed only after arrangement. Other pets are not allowed.