

Accommodation contract

2. Duration of contract

The duration of the accommodation contract is _____ days. It starts at the day of your arrival, when you pick up the keys.

You have to pick up the keys after agreement at

Holsteinische Str. 57

12163 Berlin

If you can foresee a delay of your arrival please call us at the number printed above. It is in your own interest.

3. Charge/Payment

The apartment costs _____ Euro daily. This includes the value added tax (VAT). In addition we charge _____ Euro for the end-cleaning.

Total amount will be _____ Euro (including _____ VAT)

Please remit the total amount into the following bank account:

3.1. Maturity

There will be a deposit of 20% of the total amount at conclusion of contract; at the latest with your move in. Total amount will be due at your move in.

4. Cancellation/ Withdrawal

- Cancellation up to 4 weeks prior arrival: no cancellation fee
- Cancellation up to 2 weeks prior arrival: 50% of the agreed price
- Cancellation up to 1 week prior arrival: 90% of the agreed price
- Non-arrival and departure before due date: 90% of the agreed price

The whole stay you booked will be charged less 10% of the outlay the lessor saved when you arrive on delay or depart before the due date.

If the booked apartment can be leased otherwise the restitution will be partially or completely refunded. This concerns the cancellation fee as well.

The proof of a lower loss is in your responsibility. Travel cancellation insurance is recommended.

5. Duty of the lessee

The lessee commits to handle the leased object with care. Particularly it is not permitted to drive in nails, rearrange furniture and bring in additional guests.

Defects have to be claimed immediately, otherwise there will be no cause to reduce the agreed price.

The lessee commits to be considerate of other lessees in the house to achieve a good house community. Please avoid noise exposure.

The renter uses the apartment for the purpose of contract only. Different purpose of use has to be approved by the lessor. Extensive partys are prohibited.

Breach of house rules can cause termination for cause without notice.

Pets are not allowed in the apartments.

At your departure dishes have to be washed. Otherwise we charge 15 €. The proof of lower costs is in your responsibility.

The lessor or his vicarious agents are authorized to enter the apartment in order to read measuring devices or do urgent repair work after announcement.

6. Loss

Items the lessee left behind merge into the property of the lessor if not been picked up 12 weeks after demand. The demand can be verbal as well.

7. Compensation for damage

The lessee must without undue delay report any damages to the lessor. There is no reimbursement of expense for repair work the lessee does if there was no appropriate time limit for the lessor to remedy the damages. This does not apply if immediate action is necessary and the lessor is not accessible. The lessee is liable for consequential harm caused by a defect that has not been reported in time.

8. Loss of keys

The keys the lessee receives are part of a locking system. Loss of the keys requires the change of the key cylinder. We charge 150 € for a new locking system including removal and installation.

9. Liability

The liability of the lessor complies to legal requirements. Claims for damages the lessee suffers or damages on items the lessee brought in, especially such from culpable breach of contract, negligent tortuous acts and consequential damages are excluded. This does not apply to mandatory legal liability for premeditation or gross negligence or breach of essential contractual commitments out of negligence for contract typical damages.

The lessee is liable for damages caused culpable by himself, family members, guests, members of the household, subtenants and craftsmen and suppliers commissioned by the renter. The lessee shall be at liberty to proof that no culpable behavior was existent. The lessee is not liable if the cause of

damage has not been set in his risk area. The liability of the lessor regardless of blame for defects of quality upon the conclusion of contract (Guarantee liability) is excluded. Section 536a (1) of the German Civil Code shall not be applicable.

The lessor is not liable for short-term failure of items of furniture, public supply, elevator etc. if he is not responsible for these circumstances and the contractually agreed use is only reduced trivially.

10. Severability clause

Should one of these clauses be ineffective, optional law should substitute these clauses.

Date Lessor Lessee