

## ACCOMMODATION AND HOUSE RULES

### Issued by the owners (accommodation provider):

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### Issued by the operator (accommodation provider):

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### The Accommodation and House Rules are intended for the following accommodation:

**U Justina na břehu**, Velké Karlovice č.p. 1151, 756 06 Velké Karlovice (hereinafter referred to as the Accommodation Provider).

Ubytování U Justina na břehu is designed for up to 20 people. The property is divided into two separate apartments (Small Apartment, Large Apartment) with a shared hallway and laundry room. By the front door, each apartment has its own room for storing skis, bicycles, pushchairs and other large luggage. Each of them also has its own terrace and KOTA Grill. There is a shared SaunaKOTA. The Small Apartment has a garden fully enclosed by a fence. The garden of the Large Apartment is surrounded by a fence only partially.

These Accommodation and House Rules are issued on January 1st, 2023.

- **Accommodation Agreement (Short-term Rental Agreement):**

The accommodation provider and the resident (guest) conclude a contract in accordance with section 2326 of the Civil Code, Act No. 89/2012 Coll.

The accommodation is provided in return for a payment, where the price of stay is calculated according to the applicable price list, based on the agreement of both parties. The price list can be found on the website [www.ujustina.cz](http://www.ujustina.cz) and is updated by the accommodation provider. Accommodation means using the space for accommodation (the properties specified in the heading) and also the shared space, such as the garden, the children's playground, the car park and the driveway.

The guest can book their accommodation via the website or on the phone. In order to secure the reservation, a deposit is required, which is set at 50% of the total price of the stay. It is payable within seven days, and once paid, the booking becomes definite. If the deposit is not paid within this time frame, the booking shall be automatically cancelled.

The remaining balance is paid based on an invoice issued at the end of your stay. The payment can be made by wire transfer, which is due within seven days, or in cash.

- Accommodation of Guests

- Check-in is possible from 3 PM on the day of arrival. Check-out on the day of departure takes place in the morning but no later than 10 AM. On the day of your arrival, the host will be waiting for you so that she can hand over the keys, give you all the information regarding your stay and show you around the property.
- You can park your car in the parking spaces outside the accommodation in a way that will not prevent others from entering or leaving the premises. The car park is not guarded.
- Guests will receive two sets of keys to the Small Apartment and three sets of keys to the Large Apartment. The KOTAs keys and SaunaKOTA keys only come in one set each. Any loss of keys must be reported to the accommodation provider immediately. Should the keys get lost, the guest will be charged a fine of 5,000 CZK, which will be payable at the end of their stay. This has no bearing on the accommodation provider's right to claim compensation for any damage caused.
- It is prohibited to receive visitors at the accommodation, nor is it permitted to allow entrance to other persons who were not reported in advance. It is not acceptable for one person to swap with another person during the course of the stay.
- Accommodation U Justina na břehu is located in CHKO Beskydy (Protected Landscape Area), so it is imperative that the guests comply with any applicable prohibitions and limitations pertinent to this area, such as those concerning watercourse and surface water pollution, placing rubbish outside of designated places, etc.

- Accommodation of Pets

a) Dogs, cats and other pets can only be accommodated after prior agreement and consent of the accommodation provider. Inside of the cabin, pets are only allowed to be present on the ground floor.

b) We kindly ask the guests to clean all their pets' excrements prior to departure. This includes not only the inner garden but also the shared garden space and the parking lay-by outside the property.

- Smoking and use of open fire are strictly forbidden

- We kindly ask the guests to respect and comply with the strict prohibition of smoking in all the properties.
- Use of fire inside of the space for accommodation is strictly forbidden. It is also forbidden to use candles or any other decorations involving open fire. The door of the tile stove must be closed at all times and can only be handled by an adult.

- Liability for Damage

- The guest is not allowed to move any furnishings in the rooms or in the common spaces, make any repairs or interfere with the electrical wiring or other installations.
- In case a fault is discovered, the host must be contacted immediately, either by phone on +420 724 236 784 or in person.
- Guests are liable for any damages to the property of the accommodation,

whether intentional or through negligence, and will be asked for full compensation.

- The owner is not liable for any damages to the belongings of the accommodated person, nor for any potential theft of items left unattended in the areas of the cabin which are freely accessible.
- We kindly ask the guests to keep the accommodation locked.
- Guests are not allowed to use the bedding, towels, tea towels or bed sheets for any other purposes than those for which they are intended.

#### • Rights and Obligations of the Guest

The guest is required to:

- pay the price of stay in accordance with the applicable price list.
- use the spaces for accommodation in an appropriate manner, keep all areas of the accommodation clean and tidy.
- protect the furnishings and the equipment on the accommodation premises from damage.
- ensure that the beds and sofa sets are protected from getting soiled by children who are not yet capable of maintaining personal hygiene due to their age.
- ensure that the sofa sets and furniture are protected from getting soiled and damaged by pets.
- behave in such a fashion as to not disturb others by making excessive noise between 10 PM and 7 AM.

**Unless they have the consent of the accommodation provider, we would like to ask the guests to:**

- not make any changes in the accommodation space (such as moving furniture or equipment).
- not remove any equipment from the accommodation premises.
- not move any inventory from one accommodation unit to another.

Cleaning of the apartments is provided by the host, according to prior agreement with the accommodated persons. The same applies to the regular change of towels, bedding and tea towels – the towels, bedding and tea towels are changed upon request and only if the length of stay exceeds 3 nights. Should the need arise at a different time, please contact the host.

The guest is obliged to abide by the terms set forth in these Accommodation and House Rules. We reserve the right to withdraw from the Accommodation Agreement and to end your stay in your chosen accommodation early should a material breach of the Accommodation and House Rules occur before the end of the time period for which the accommodation was arranged, and in such case you shall not be entitled to any reimbursement of any remaining amount of money you paid for the accommodation.