

# TERMS AND CONDITIONS OF THE RENTAL AGREEMENT

This Agreement is between: Zarko Calic, acting for itself as the owner of the Property Vile Park Apartments (“Owner”), and the person who is the responsible renter of the Property (“Guest”).

## 1. Cancellation Policy

Holidaymakers who cancel at least 14 days before check-in will get back 100% of the amount that they've paid. If they cancel between 7 and 14 days before check-in, they'll get back 50%. Otherwise, they won't get a refund.

## 2. Minimum Age

You must be at least 18 years of age to rent the Property. You agree to provide us with proof of age upon request. A parent or legal guardian must accompany all guests under 18 years of age for the entire duration of the rental. You agree to be solely responsible for your actions and the actions of all family members, guests, and invitees present at the Property at any time during your stay, and to ensure that all Occupants understand and comply with the Terms.

## 3. House rules

The Property is a privately owned home. Please treat the Property with the same care you would use with your own residence and leave it in the same condition it was in when you arrived. To prevent theft of or damage to furnishings or your personal property, you agree to close and lock doors and windows when you are not present at the Property and upon checkout. You and other guests agree to conduct yourselves throughout your stay in a manner that is respectful of and not disruptive to neighbors, traffic flow, or the community and that will not prompt complaints from police, neighbors, or neighborhood or other guests. Quiet hours are from 11 p.m. to 6 a.m. Guests will keep noise to a minimum after 11 p.m.

## 4. Payment

Total price and payment schedules are written on the booking site and booking confirmation.

## 5. Maximum Occupancy

The property shall not be used by more than the number of adults and children listed in your reservation.

## 6. Pets

Pets are not permitted unless specifically noted in your reservation, and paid extra.

## 7. Check in/out

The Guests shall vacate the premises by 10 a.m. at the date of scheduled check-out. Check-in time is 4 p.m. – 11 p.m. The Guest shall inform the Owner of his expected arrival time.

## 8. Criminal Activity

Use of the Property for any criminal activity is prohibited. Guest shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc.; shall cause termination of this agreement with no refund of rents or deposits. This prohibition extends to use of the Property's Internet service for criminal activity, including but not limited to unlawful downloads of copyrighted material, including movies, music, software, or other material. We will cooperate with any investigation of alleged criminal activity at the Property during your stay.

## 9. Terms

The Guests shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The Guests shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Owner as being immediately habitable by the next tenants. Guests shall pay for maintenance and repairs if the premises are in a lesser condition. The Guest agree that the Owner shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.

## 10. Maintenance

The Property is provided as is, and we are not responsible for the inoperability or unavailability of any amenities. You agree to contact us as soon as you notice any maintenance or housekeeping problem, or any potentially hazardous condition, at the Property, or if any incident occurs at the Property that is related to such a problem or condition. We will take reasonable and appropriate steps to remedy any reported problem as soon as practicable. We may enter the Property at your invitation to remedy any problem you report, at reasonable times and with reasonable notice to inspect, maintain, or repair the Property, and to address any situation that we reasonably deem an emergency that threatens persons or property.

## 11. Indemnity

You agree to hold harmless and indemnify Owner for all claims for property damage, personal injury, death, or monetary loss resulting from your actions or omissions, and the actions or omissions of other guests, during your stay. Guest expressly recognize that any insurance for property damage or loss that the Owner may maintain on the property does not cover personal property of Guests, and that Guests should purchase their own insurance.

## 12. Substitution of Property

On rare occasions, the Property may not be available for rental on the dates of your reservation. In this unlikely event, Owner reserves the right to substitute a comparable property. If comparable accommodations are not available, you will receive a complete refund of your reservation payment.

## 13. Property Conditions

The Owner has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. If the Guests violate any of the terms of this agreement, the rental period will terminate immediately. The Guests waive all rights to process if they fail to vacate the premises upon termination of the rental period.

## 14. Items left behind

Valuable items left behind by Guest will be held, owner is not responsible for it. Claim items in a period of 3 months, otherwise they become the property of the Owner. The Owner shall not be held liable for condition of said items.

## 15. House rules

The Guests shall not sublet the property. No photography is permitted on the property. Firearms are not allowed on the premises. The Guests shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the green garbage container.

## 16. Conclusion

By booking your rental, you acknowledge that you have read and understand, and agree to be bound by, all terms, conditions, and policies in this Agreement. Any breach of the terms above may result in a forfeiture of your rights to rent the Property, up to and including immediate eviction from the premises without refund.