

GENERAL TERMS AND STIPULATIONS FOR RENTAL

1. After receipt of the reservation, tenant shall pay a deposit to landlord within 14 days, as stated on the confirmation.

The deposit is an advance payment for the rent and will therefore be subtracted from the agreed rental.

The balance of the rent shall be paid within 4 weeks prior to commencement of the holiday.

2. A definitive agreement shall come into effect between you and Kustlicht Zeeland Vakanties at the moment Kustlicht Zeeland Vakanties has confirmed the booking to you.

3. Landlord undertakes to hand over the holiday property to tenant at the agreed time clean and in good condition. All holiday properties have been furnished and fitted out individually. The holiday properties may therefore vary in terms of equipment and other facilities. No rights may be derived from these differences. The holiday properties are not all suitable for schools, clubs, youths under 25, groups and groups including persons with physical or mental disabilities. Reservations for the aforementioned can only take place in consultation with and after approval from the reception.

4. Landlord may view the holiday property at any reasonable time or have it viewed by prospective tenants.

4A. This also includes mowing the lawn and carrying out necessary repairs in and around the property.

5. Tenant shall not put the rented holiday property at the disposal of third parties for rent or use, nor allow more persons to stay the night than agreed by this contract, unless with written permission from the landlord.

6. Tenant shall use the rented holiday property with due care and live in it cleanly and neatly, undertaking to pay for any damage to the holiday property – with the exception of fire hazard – caused through his actions or omissions or otherwise, to the soft furnishings, carpeting and curtains, the household effects or otherwise. Such also applies to loss of any part of the holiday property, the soft furnishings, carpeting and curtains or the household effects. Tenant undertakes to hand over the holiday property and the inventory in it clean at the end of the rental period.

7. Pets may only accompany residents after receipt of written permission from the landlord and payment of the applicable rate.

8. Tenant will use the rented holiday property exclusively as a holiday property and may not practise a profession or run a business from it.

9. It is forbidden to use equipment other than that provided and fitted by the landlord in the holiday property for cooking or washing purposes.

9A. It is forbidden to charge electric cars from the house (unless there is a special charging facility for this). The extra costs and possible damage that may arise are the sole responsibility and liability of the tenant.

10. Sleeping in beds without sheets and covers is forbidden. Tenant shall bring own bed linen, unless agreed otherwise.

11. The tenant is forbidden to make music or other noise that causes nuisance to the other residents of the property or holiday park.

12. The holiday property is made available to the tenant through the handing over of the house keys, max. 2 sets (if present) for each holiday property.

13. Tenant is deemed to have accepted the rented holiday property with the inventory in it, in accordance with the inventory list present in the rented holiday property, unless the tenant has protested to the landlord within four hours of entering the holiday property.

14. Tenant must observe the rules, stated in the park regulations. The park regulations are available at the reception.

15. Landlord is not liable for:

- a. theft or damage of the tenant's property, unless the goods mentioned have been given for safe keeping with a receipt;
- b. the failure, breakdown or disconnection of technical systems in the holiday property;
- c. inconvenience or nuisance, which are caused by a third party beyond the responsibility of the landlord.

All accommodations are located in 'public areas', i.e. not in a closed holiday park, and we have no influence on any (construction) work in the immediate vicinity.

The tenant will not be able to claim any rent reimbursements for any such inconveniences.

16. Every tenant must pay a deposit with the remainder payment of € 100 for each rented holiday property, which will be transferred back within 2 weeks after departure, less any unpaid expenses.

In the case of damage caused by the tenant as intended in article 6, the landlord retains the right to keep the deposit paid by the tenant as an advance while waiting for the actual cost of the damage.

17. In the case that the owner of the holiday property withdraws from the agreement, the rental office is authorized to make an equivalent holiday property available to the tenant, all at the rental office's discretion. In such a case, the tenant shall never be able to hold the rental office responsible in law.

18. Landlord is entitled to consider this contract as dissolved without notice of default or the need for the intervention of a judge if:

- a. the advance has not been paid by the date agreed above;
- b. if at the commencement of the rental period the complete rental sum (incl. deposit) has not been paid;
- c. if the tenant resides in the rented holiday property with more people than agreed in writing including children.

Children up to 3 years of age can be registered as extra persons when booking, with a maximum of 2 children, providing they sleep in a cot (for rent or in tenant's own cot) and to the extent that there is sufficient space in the rented holiday property, however always in consultation with the reception staff. Every tenant is obliged to pay tourist tax; this also applies for children;

- d. if the tenant brings a pet without written permission from the landlord;
- e. if a tenant leaves the holiday property prematurely;
- f. if the tenant fails to enter the rented holiday property on the day, upon which the rental period commences before 17.00 hours, without giving notice in writing or by telephone, that he will enter the rented holiday property at a later point in the rental period.

Without prejudice to the tenant's liability for the full rental sum in the cases stated under a, b, c and d, the landlord is obliged – in order to limit any damage occurring in those cases – to attempt to rent the holiday property for the time during which it is not used by the tenant to another party.

19. In the case of cancellation or premature departure, no reimbursement will take place.

20. Dutch law is applicable to this agreement.