
Terms and conditions

1. Conclusion of contract, payment terms

The Lessee confirms with his signature that he is capable of acting (but at least 18 years) under the laws of their country of residence and may validly conclude treaties. Deposit, deposit and final payment are stated in the contract. The contract between the tenant and the landlord is completed when the contract signed by the lessee is received by the lessor.

Meets the signed contract is not up to date agreed with the landlord one, it may, without further notice and without being liable lease the property otherwise. Exceeds the deposit, the deposit and / or balance not by the agreed date at the landlord, the latter will, after unsuccessful expiry of a short grace the object without being liable to pay compensation, otherwise rent; but it may also insist on the fulfillment of the contract.

3. Deposit

The landlord may require a deposit. This is set out in the contract. The deposit will cover, inter alia, of (post-) cleaning costs and damages / compensation claims, etc. About the security deposit is charged upon termination of the lease. In this time of covering the deposit amount to not yet be determined or refuses the tenant to pay this, the landlord may, respectively. the key holder behalf of the Landlord the Security Deposit or any part thereof retained. In this case, the landlord when the amount in question is definitely determined, create the tenant a settlement and transfer a possible balance in favor of the tenant pay out this /, where the costs of the transfer shall be borne by the tenant. Any balance in favor of the landlord must be paid within 10 days after receipt of the settlement (the total transfer costs are payable by the tenant). The requirement of the landlord is not limited to the amount of the deposit. If no defects and damage is found in apartment acquisition, the deposit will be repaid in full. The landlord can not be held responsible under the flat tax for damages occurring later.

4. Arrival, handover of the rental; complaints

The property is passed to the lessee in clean condition stated in the agreement. If upon delivery defects are present or if the inventory is incomplete, the tenant has to be reported immediately inform the keyholder / lessor. Otherwise, it is assumed that the property has been transferred as in perfect condition.

If the tenant later the object or not accept, the total rent is due. The tenant is personally responsible for the timely arrival. Any arrival obstacles (such as traffic congestion, closed roads, etc.) are in his area of responsibility. If arriving from abroad, the lessee is based on his own due time of the entry requirements for Switzerland.

5. Household and guests

The lessee shall take care and is responsible for ensuring that the members of the household, including guests comply with the obligations of this Agreement.

6. Careful use

The rental property may be occupied by more than the number of persons specified in the contract. Pets (dogs, cats, birds, rats, ferrets, guinea pigs, hamsters, etc.) are allowed, but must be molden in the contract. The landlord has to restrict the right way and number of pets. The tenant agrees to use the leased property carefully, to obey the house rules and be considerate towards neighbors.

At any damage, etc. the owner / keyholder must be informed immediately. Sub-letting is not allowed. Violate tenant, household or guests in the apartment is blatantly against the obligations connected with careful use, or if more than the contracted number of people and pets, the owner / keyholder can terminate the agreement after unsuccessful written warning notice or compensation. In this case, the rent is due. Remain Reuse and claims for damages reserved.

7. Return of rental property

The property is on schedule to be returned in good condition with the inventory. **The tenant is responsible for cleaning the kitchen, including crockery and cutlery.** This cleaning does not count to the final cleaning. If the property is returned in untreated or insufficiently cleaned condition, the landlord may cause the cleaning at the expense of the tenant. For damage and missing inventory the tenant is liable.



8. Cancellation and early return of the leased property

The tenant may at any time rescind the contract under the following conditions:

- Up to 42 days before arrival: EUR 300.- processing fee
- Between 41 and 10 days before arrival: 50% of rental
- 9-0 days before arrival, no shows: 80% of rental

Decisive for the calculation of the cancellation fee is the receipt of the notice by the landlord or the booking office during normal office hours from 9.00 und 17.00 clock (upon arrival on Saturdays, Sundays and holidays the next working day; decisive is the holiday arrangements and time zone on (Residential - resp) office of the rental booking office). This rule also applies to releases by e-mail, SMS, Internet, fax, etc. or on the answer machine. The tenant has the right to prove that the lessor has a smaller damage was caused by the cancellation. Replacement tenant: The tenant has the right to propose a replacement tenant. This must be solvent and acceptable for the landlord. He enters into the contract to the existing conditions. Tenants and spare tenants are jointly and severally liable for the rent. In case of early return of the leased property or termination of the rental of the entire rent is due. The tenant has the right to prove that the landlord was able to rent the property or has achieved savings. The landlord is neither respectively of cancellation of the lease even for early return of the leased property. Mietabbruch obliged to actively seek to find a replacement tenant.

9. Force majeure etc.

If force majeure (environmental disasters, acts of violence, etc.), official action, unforeseeable or unavoidable events for the rental or the continuance of which is the landlord entitled (but not obliged) to terminate the lease or tenant to offer an equivalent object to the exclusion of compensation. Can not performed or not performed to the full extent, the amount paid or the corresponding share for services not rendered services will be refunded excluding any further claims.

10. Liability of the Lessee

The tenant is responsible for all damages caused by him or members of the household, including guests, the fault is suspected. Become damage is found upon return of the leased property, the tenant is liable for this, unless the landlord can prove that the tenant (resp. Of his household or guests) caused the damage.

11. Liability of the owner

The lessor shall a reservation properly and contractual performance of the contract. The liability of the landlord is the extent permitted by law. Liability is excluded in particular (including household and guests), unforeseeable or unavoidable omissions of third parties, force majeure or events which do not foresee the landlord, key holder, intermediary or other by the lessor people despite due diligence for the acts and omissions on the part of the tenant or could prevent. Descriptions of infrastructure and tourist facilities such as swimming pools, tennis courts, public transport, lifts, slopes, store opening times etc. are for information only and require the landlord under any legal title.

12. Data

The owner is subject to Swiss data protection laws and processes the data in accordance with these regulations. The landlord will store the personal data obtained (possibly with an outside company) and if necessary submit to the key holder etc., so that the contract can be properly fulfilled. The landlord may notify the tenant in the future about its offers. Will the tenants do not receive this service, it can apply directly to the advertiser. On the respective information a notice of termination of this service will be included. According to the local law of landlord and / or key holder may be required to notify the tenant and his household with local authorities. The landlord reserves the right to the pursuit of legitimate interests or if you suspect an offense, respectively, the data of the tenant. to communicate to the household and guests to the competent authorities or to commission third parties to enforce its rights. For questions about privacy, the lessee applies directly to the landlord.

13. Applicable law and jurisdiction

Swiss law is applicable. The exclusive jurisdiction of the location of the property is agreed. Subject to any mandatory statutory provisions applicable otherwise.