

Rental conditions

Check-in Check-out

Check-in: from 4:00 PM (school holidays at 5:00 PM) Check-out: until 11:00 AM (school holidays until 10:00 AM). For your own comfort, we do not work with a key but with an access code that is valid for the duration of the stay.

Smoking policy

The holiday home is completely non-smoking. Please respect the no-smoking policy. To guarantee a smoke-free environment for all our guests, we ask for compensation of at least €250 if we detect traces of smoke (ashes, odor, butts, etc.).

Respect for our home and the neighbors

The house is located in the historic center of Nieuwpoort. May we kindly but explicitly ask you to respect the peace and quiet of the neighbors between 11 p.m. and 8 a.m., both inside and outside. If nuisance is found, the tenant can be evicted from the home and/or compensation of €400 is due.

Our home is intended and equipped for families with children, groups of friends and colleagues. Parties, parties, bachelor parties or similar in the holiday home are prohibited. We do not allow groups of young people.

As owner/landlord, we always reserve the right to enter or allow you to enter the rented areas during your stay and at our request for inspections and urgent maintenance work.

Pets are not allowed.

Only the tenant and the number of persons stated on the rental agreement (max. 16 people) are entitled to occupy the holiday home during the indicated period. The number of adults and children will be stated when booking and any subsequent changes must be reported. In the event of non-compliance with the above rules, the owner has the right to evict the tenants from the home and/or demand compensation.

Subletting and transfer of the rent to third parties is not permitted.

If the rental conditions are not met, the deposit may be withheld.

Reservation

When booking, a deposit of 50% of the rental price must be paid. The tenant is obliged to pay the deposit within 10 days after reservation, otherwise the contract will be considered terminated by operation of law and the landlord will have the right to immediately re-rent the holiday home for the period in question. If the rental agreement is concluded within 5 weeks before the day of commencement, the entire rental price and deposit must be paid immediately.

The balance + the deposit of €500 must be paid 6 weeks before your stay. This deposit will be refunded to the tenant no later than 2 weeks after the stay if nothing is damaged or missing. Any damage or additional costs will be deducted from the deposit.

Damage and defects

The tenant will immediately inform us if he causes damage. It is also best to inform us as soon as possible of any complaints/defects. A solution will then be sought as quickly as possible.

The landlord always reserves the right to terminate the agreement and have the tenants evicted from the holiday home if a tenant has caused serious damage to the holiday home.

If any damage caused exceeds the amount of the deposit, it will be invoiced afterwards.

Final cleaning

The final cleaning is included in the rental price. Nevertheless, the owner reserves the right to deduct an additional amount from the deposit if the property is left in poor condition.

1. Upon departure, crockery, pans and cooking pots must be cleared away clean and dry.
2. Upon departure, the tenant removes the sheets and puts them downstairs in the portal. The same goes for the bath towels.
3. All waste must be taken upon departure.
4. Please return all furniture, plates, cutlery, glasses and appliances to their original places.

Cancellation policy

Standard cancellation policy: If the tenant wishes to cancel for any reason, he will pay the following costs

1. Cancellation more than 3 months before the start of the rental period: 100 euros.
2. Cancellation between the 90th and the 60th day before the start of the rental period: 25% of the rental price
3. Cancellation between the 59th and the 30th day before the start of the rental period: 50% of the rental price.
4. Cancellation less than 30 days before the start of the rental period: 100% of the rental price.

If the tenant does not use the holiday home or leaves it before the end of the rental period, no refund will be made. The tenant can take out cancellation insurance with his broker on his own initiative.

Additional cancellation conditions for Covid-19, other pandemics or in case of force majeure

You will receive a voucher for the amount already paid if:

1. The government obliges the holiday home to close
2. Whether force majeure makes the holiday home unusable
3. The voucher is valid for 2 years and can be used for a similar season (or lower)

In all other cases our standard cancellation policy applies.

The landlord trusts that the tenant will comply with all corona or other measures that apply at the time of the rental. The lessor cannot be held liable for any infringements that may be found in the rented property.

Liability

The lessor is not liable for any accidents.

Belgian law applies to the rental agreement. Any disputes that cannot be settled amicably will be submitted to the jurisdiction of the courts of the Mechelen district.

We cannot be held responsible for temporary interruptions in the supply of water, energy or telecommunications.