

**General Conditions
to the short term lease agreement for rent of furnished “Villa Maria” in
Ruka/Kuusamo**

Conditions of lease

1. If the tenant cannot take the holiday as arranged, he must notify the landlord as early as possible. He is however, still responsible for the rent unless another tenant can be found for the rental period in question. If the arranged rental period is not fully adhered to the rent for the whole period is, nevertheless, still payable.

Cancellation conditions:

The cancellation fee is calculated according to the date of receipt of the cancellation notice:

- Cancellation 29-15 days before: 50% of the full rental price
 - Cancellation 14-1 day(s) before: 80% of the full rental price
 - Cancellation on the day of scheduled arrival or in case of no-show: 100% of the full rental price
2. Complaints of the rented property should be made by the tenant at the time of taking possession, otherwise it will be assumed that the property has been found in good condition, as agreed in the contract.
 3. The tenant undertakes to protect from damage the rooms rented to him and to leave them accordingly at the end of the rental period, returning all keys and appurtenances. Damaged or unserviceable items must be replaced in such a way that the landlord does not suffer any loss.
 4. The tenant further engages to undertake nothing which could be detrimental to the house or the contents; to report immediately to the landlord everything which is in any way damaged or appears to be defective, and not to sublet the rented property, either wholly or in part: i.e., the flat or chalet may only be occupied by the number of people listed overleaf.
 5. Any damage to the house or contents, caused by the tenants, must be refunded by the tenants. Nothing should be thrown into the toilets or drains which could possibly cause an obstruction.

Place/Date _____

Signature Lessee _____