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Rental Agreements

What is when I book a cottage, house or apartment?

Who is Responsible?

Responsible tenant is Ljusterö Skärgårdscenter AB, hereinafter referred to as LSC. LSC acts only as a broker and the company's responsibility is limited to the company's own handling of the mediation case. Renting a cottage also means renting a house and apartment.

As a lessor, LSC is obliged to ensure that:

- You will receive a written confirmation of your booking.
 - You get documents and information about where the key can be retrieved in good time, but not necessarily more than 30 days before the agreed date of arrival.
 - The cottage is in accordance with the description. LSC is not responsible for any promises that the owner or his / her contact person may have made directly to you without LSC's knowledge and which LSC is not known or ignored. (Try to get it on paper for safety.)
 - You are informed of any significant changes affecting your booking.
 - You can use the cottage according to the times indicated on your booking confirmation.
- If you are not satisfied with the cottage / apartment, then the LSC you are going to turn to. Read more about this below.

When will my booking be binding?

Both you and LSC are bound by the lease as soon as LSC has confirmed the booking and you paid the booking fee (or the entire rent) according to the specified date. For "last minute booking" with arrival within 10 days of booking, the booking is binding at the time of booking.

When should I pay to LSC?

If you booked earlier than 60 days in advance, the reservation fee is 25% of the rent. The reservation fee will be paid within 10 days from LSC sent confirmation to you. It is calculated from the rent. The remainder of the rent must be paid no later than 60 days before the date of arrival. Transmission fee 100 SEK is added.

If you book later than 60 days in advance, the entire rent must be paid immediately.

For online booking with credit card payment, payment can only be made on the total amount.

What happens if I do not pay on time?

If you do not pay the reservation fee on time, LSC has the right to delete your booking. If you fail to pay the rent, LSC is free to count it as a cancellation on your part, and then the cancellation policy applies.

What if I want to cancel?

You can cancel in writing to LSC. Cancellation is not counted if it is made to someone else. LSC confirms your cancellation in writing.

If you cancel earlier than 60 days before your arrival date, you will only pay the reservation fee, 25% on the total rental amount.

If you cancel less than 60 days but earlier than 30 days prior to your arrival date, you must pay 75% of the rent. If you cancel later than 30 days prior to arrival, you must pay 100% of the rent.

If you have already paid more than you will be required to pay, then the difference will be refunded.

You are entitled to put someone else in your place by agreement with LSC. In this case, you must notify LSC before the day of entry and LSC will charge an expense fee of 2,500 kronor.

But if something happens to me?

Cancellation insurance may be included in your home insurance or other supplementary insurance as you already have. When paying by credit card / credit card, a travel / cancellation insurance is often included. Check this with your card issuer.

Renter's / your rights and rights in case of shortcomings in the rental object

Remedy: If the cottage is defective, the lessee may require remediation. However, LSC may refuse reimbursement requests on behalf of the homeowner if it entails unreasonable costs for the cottage owner and LSC. LSC may also require remediation by the cabin owner by obtaining equivalent compensation in the form of another cabin.

Price reduction: The lessee may require a proportionate reduction in the rental amount for the time when a shortage has lowered the value of the rental object for the lessee. The rent amount should then be lowered by the difference between the value of the holiday stay at the time of sale without any shortage and the value with the actual shortcomings. It is a

prerequisite for the above that LSC, on behalf of the cabin owner, has not immediately rectified the deficiency or that the deficiency could not be rectified within a reasonable time after the lessee's complaint, and it is therefore on the responsibility of the lessee to promptly inform about a shortage (advertisement).

Cancellation: If the rental property is inadequate and LSC on behalf of the homeowner does not immediately rectify the defect or if it can not be rectified within a reasonable time, the lessee may cancel the lease, if the shortcoming has to be considered material or whether the LSC or the homeowner have acted negligently. The cancellation shall be made by written reason to LSC by e-mail, fax or letter. Upon termination, the lessee is obliged to pay LSC the part of the rental amount that is calculated for the time when the lessee has used the cottage.

Disclaimer for defects

The cottage owner and LSC can not be made liable for defects in the rental object and accessories for the rental object unless LSC and / or the cabin owner have acted grossly negligently or intentionally.

For information provided by LSC either orally or on the website or in any other material published by LSC, which does not correspond to the actual conditions in the cabin or in the resort, and which represents a defect in relation to what has been agreed, LSC can not be held liable for damages if The information has not been provided by gross negligence or intent.

LSC is not responsible for any defects in the rental object due to circumstances attributable to the owner of the cottage. Accordingly, LSC is not responsible for circumstances which constitute deficiencies in relation to what has been agreed, attributable to the owner of the cottage.

What do I have for obligations?

Upon arrival you may be asked to leave a deposit to the owner, as agreed upon. You will return the deposit upon departure after the cabin has been inspected and approved.

You must carefully care for the cottage and comply with the rules, instructions and provisions that apply to these conditions, cleaning instructions and instructions in the cottage. You are responsible for all damages that occur on the property and its inventory, because you or someone in your company has been negligent. Keep in mind that many of our cabins have limited capacity, including own well, sewage system and waste disposal. The number of beds is an indication of the capacity. It is important to consider being economical with water consumption and the use of toilet as well as to waste your waste.

The cottage may be occupied by the number of persons listed in the description of the cottage. Shelf of tent, caravan and the like on the site is not permitted.

You may not use the cottage / house for parties or accept larger parties if it is not agreed upon at the time of booking.

You must clean the entire house properly before departure. If you miss this we will

carry out cleaning at your expense at a cost of at least SEK 500 / hour, minimum £ 3,000 and possibly travel expenses to islands. LSC is entitled to claim any cleaning costs in case cleaning does not occur under this agreement.

If you pay for cleaning or there is a mandatory cleaning service, the arrangement will be reset in the house as upon arrival. Garbage must be deposited at the designated place. You must ensure that all windows and doors are locked on departure and return the key by agreement. Do not leave machines like a dishwasher, washing machine when you leave the house!

All houses do not welcome pets, so it must be stated at the time of booking and included in the booking confirmation (pet fee and security deposit may apply) if you wish to bring your pets. Pets are not allowed is not a guarantee that there have not been animals in the cottage / house. It is important to notify us of any allergies already when booking.

Arrival and departure time are stated on your booking confirmation.

Damage and error caused by the tenant

In case the tenant causes damage or malfunction of the object, this shall be notified immediately to LSC.

In the event that the tenant is considered to be responsible for the damage / error and is considered to be liable for this, the tenant will be charged for the remedy.

War, natural disasters, strikes, etc.:

Both you and LSC are entitled to withdraw from the lease if the cottage can not be provided due to acts of war, natural disasters, labor disputes, further disruption of water or energy supply, fire or other similar major events that neither you nor LSC could anticipate or influence. In such cases, LSC is required to pay back as soon as possible what you paid, less the benefit of the cottage.

What if you and LSC do not agree?

Immediately in writing, immediately contact LSC with any complaints. If you and LSC do not agree, you can contact the General Complaints Board. The consumer counselor in your home municipality may be able to help you.

Allergy sufferers

The rules for smoking and animals that apply to the cottage are shown in your booking confirmation. LSC disclaims all responsibility for the fact that previous guests - in violation of these regulations - may have smoked or brought animals to the cottage. Houses declared with smoking and animal bans are not allergic. It indicates that the homeowner does not want smoking or animals in the house.

Subject to price changes and possibly. wrong on this page.