Contract for lease of the property “Villa Prachovka”

**Landlord:**

Jiří Jampílek

L. Janáčka 972

506 01 Jičín IČO: 620 55 020

and

**Tenant:**

Name and surname:......................................................................................

Permanent residence (address):...........................................................................................

ID card number (type):...........................................................................

**concluding the contract on the lease of the object “Villa Prachovka”**

The property for the lease for the purpose of short-term recreation is “Villa Prachovka” (hereafter referred to as the “Villa”), located at: Horní Lochov 36, Horní Lochov-Jičín, 50601

**1. Details of visit:**

Dates of occupation

from............................................. to.........................................................

Total number of guests:....................................................................

The agreed and paid the price for stay:..............................................................

Local tax10 CZK/adult person/day...............................................................

Refundable deposit:. 000,-CZK

Total paid (non-refundable deposit):.............................................................

Please respect quiet hours from 10PM to 6AM

In order to maintain domestic environment please leave outdoor shoes at the entrance to the Villa.

**2. General arrangement:**

2.1. The Tenant rents the Villa for short-term leisure stay. The Villa as a place to rent consists of the residential floors only, the cellar and the attic are private and reserved for the Landlord, as they serve as maintenance areas. This lease includes the use of the sitting area, parking spaces and a storage shed for storing bicycles and other sports equipment.

2.2. The tenant is obliged to maintain and leave the property in a clean and original state. If the Tenant causes damage, the Tenant must notify the Landlord immediately. If damage caused by the Tenant is determined by the Landlord or his authorized representative, the Landlord shall be entitled to claim compensation on the spot from the deposit or by direct payment for the amount equal to the loss to be transferred to the the account of the Landlord. In cases where the damage is in excess of the deposit amount, an inventory of the damages shall be created, which will be taken as evidence and recognition of the incident, and will be signed by both parties.

2.3. As security deposit, the Tenant will pay an amount of 5.000,-CZK in cash. The Tenant will also sign the protocol indicating the status of the Villa. The keys will be then be handed over. The deposit will be returned in cash to the tenants at the time of their departure, i.e. when the keys to the “Villa” are returned back to the Landlord. Payment for electricity, wood (for the fireplace), and final cleaning will be taken against the bail.

2.4. The maximum number of guests (sleeps 12) shall not be exceeded without prior agreement. If the Tenant arrives with a greater number of persons than the maximum agreed number, the Landlord is authorized to reject the guest(s) or require special compensation (i.e. a surcharge). If the Landlord finds out during the Tenant’s occupation that the Tentant is in violation of the provisions of this Contract, in particular as regards the number of guests, the Tenant is also entitled to seek compensation (i.e. a surcharge) or terminate the stay of all guests on the grounds of breach of contract for the “Villa”.

**3. Payment for the stay of the Tentant:**

3.1. Advance booking is charged 50% of the total amount to be paid by the Tenant.

3.2. Not later than on the day of arrival the tenant shall pay the balance (50% of the total payment) in cash in exchange for the keys. In the case that the Tenant would stay one week or longer, the Tenant shall submit a copy of the bank transfer for the remaining 50% to the account of the Landlord. In the event that the payment to the end of the stay, the tenant does not start on the account of the Landlord, the Tenant will pay in cash upon departure.

3.3. On the day of arrival, the Tenant shall pay a refundable security deposit in the amount of CZK 4,000 in cash in exchange for the keys to the “Villa”.

**4. Cancellation conditions**

In case of withdrawal from the contract, the prospective Tenant can do so without giving reasons. Cancellation fees apply only to a confirmed order, or by sending an advance payment on the account. The cancellation fee is calculated from the amount of the advance payment.

The prospective Tenant is obligated to make a cancellation in writing (by email, by registered letter) and the Landlord is obliged to accept the cancellation also in writing (by email, by registered letter). The applicable date is the date stamp on the registered letter or the date of receipt of the e-mail.

**Cancellation of the stay of 60 days or more** before the date of the onset of the stay **– free of charge**.

**To cancel the stay, 30 - 59 days** before the date of the onset of the stay – a fee amounting to **50%** of the amount of the advance payment.

**Cancel at 1 - 29 days** before the date of the onset of the stay-fee in the amount of **100%** of the amount of the advance payment.

In the event that the prospective Tenant does not arrive and will not fulfill the reserved accommodation capacity within 24 hours from the reservation, the cancellation fee is paid in the amount of 100% of the amount of the advanced payment. No refund will be given. This does not apply in the event that a prospective Tenant notifies the Landlord in advance by telephone or in writing about a later onset of the stay.

**Other conditions:**

In the case of cancellation, for which payment has already been made, according to the cancellation terms, where the amount of the advance payment is greater than the cancellation fee, the Landlord shall refund the prospective Tenant the difference on the account from which the advance payment was paid.

In the event that the Tenant decides to end the stay before the agreed date of departure, the Tenant shall not be entitled to any refund.

**5. Final provisions:**

5.1. An integral part of this contract are the “Binding General Conditions” and “Inventory”.

5.2. The Tenant is responsible for all members of the Tenant’s party sharing the “Villa” and for their behavior and any possible damage that they might cause. For any losses or damages to the “Villa” or its equipment, the lessor will hold the Tenant solely responsible.

5.3. The Landlord hereby confirms that the advance payment has been received at the agreed upon price for the stay referred to in point 1 of this contract. The Tenant confirms that he/she consents to this Contract “For lease of the property ‘Villa Prachovka’, the, the "Binding general conditions”, and the “Inventor” and agrees with them and signs voluntarily.

In Horní Lochov of the day:........................ 2015

Signature of Tentant..............................................

Signature of Landlord..............................................

Annex: “Binding general conditions” and “Inventory”