



Lakeside Sweden

General Conditions

Article 1. General information.

Lakeside Sweden cannot be held responsible for any disturbance, alteration or hindrance to the stay of the tenant, if this is the result of unforeseen or inevitable circumstances outside his control.

Lakeside Sweden cannot be held responsible for any inconvenience caused by third parties, such as the council or local government, etc. Nor can Lakeside Sweden be held responsible for any interruption to electricity or water, in cases of power outage or too little rainfall. Lakeside Sweden does not accept any responsibility for the loss or theft of, or damage to, luggage, personal items or vehicles, or for costs relating to delayed arrival at the holiday property due to delays. Also the supervision of the tenant's children is and remains entirely the tenants responsibility or that of any possible babysitter.

Article 2. Reservation and tariff.

Lakeside Sweden confirm your reservation and the total rental amount by e-mail and asks the tenant to give them, also via email, a final agreement on the booking within 2 days. This email change is part of the agreement. If Lakeside Sweden has not received an agreement within 2 days, they will release the holiday property reserved by the tenant for booking to others and they regard the agreement as not being realized. A reservation is valid from the time that Lakeside Sweden has received the required email conformation and the deposit payment.

The tariffs used by Lakeside Sweden are calculated in [EUROS] and relate to one property per week or another period, as stated on the invoice. Costs of meals, drinks, etc. are not included in the tariff. Additional costs such as final clean, usage costs, Wi-Fi, TV and linen (bedlinen, kitchen linen and towels) are included in the tariff unless otherwise stated. Linen and towels will be changed once a week with a stay of two weeks or longer.

Upon arrival, Lakeside Sweden provides (as an extra and free service) some essential supplies for the first days, such as toilet paper, coffee, thee, oil for cooking, pepper, salt and wood for the fire basket / BBQ on the beach. Arranging for further provisions and supplies during the stay at the holiday property is entirely up to the tenant.



Article 3. Payment of the rental sum.

For every reservation, 30% of the rental sum must be paid as a down payment. This deposit must be received by Lakeside Sweden with 9 days of the booking. If the payment is not received in that time, this will constitute a cancellation of the rental of the property by the tenant. Lakeside Sweden will then be permitted to offer the holiday property for rental to another party. Payment of the down payment implies that the tenant has noted and agreed the general conditions recorded below and the complete description of the holiday property that is being rented.

The balance must be received by Lakeside Sweden no later than 3 weeks prior to commencement of the rental period. If the balance remains outstanding at this date, the tenant will receive a letter requesting that the balance is paid within 5 working days. If the payment is not received in that time, this will constitute a cancellation of the rental of the property by the tenant, and the cancellation terms as detailed in article 4 will apply. Lakeside Sweden will at the same time be permitted to offer the holiday property for rental to another party.

If the reservation is made less than 3 weeks before the commencement of the rental period, the full rental sum is payable immediately.

Article 4. Cancellation by the tenant.

Every cancellation must be made in writing and sent by email or post to Lakeside Sweden.

Lakeside Sweden will refund the following percentages of the total amount, depending on the date of cancellation by the tenant:

- Cancellation more than 30 days prior to the start of the rental period: 100%
- Cancellation between 30 and 14 days prior to the start of the rental period: 50%

In case of cancellation less than 14 days prior to the start of the rental period or, in the event that the tenant does not occupy the rental property or departs before the end of the rental period, no money will be refunded.

We always recommend taking out a Cancellation Insurance for your trip.



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Article 5. Cancellation by Lakeside Sweden.

In the event that Lakeside Sweden needs to cancel the rental contract as a result of unforeseen circumstances, the tenant will be notified immediately and any deposit paid will be refunded.

In the event that the cancellation of the rental contract is not the result of force majeure, Lakeside Sweden will also pay an additional 20% of the rental sum, which is the usual compensation for damages and inconvenience.

Article 6. Complaints and disputes.

Complaints will not be considered unless they have been notified within 48 hours of arrival at the rental property by means of a telephone call and followed up by a registered letter or email. The same applies to any serious issues arising during the stay at the rental property. In the event that the serious issues arising are the result of matters as mentioned in Article 1 Lakeside Sweden will offer the tenant the best alternative available.

In the event that the tenant refuses to accept the property because he does not believe that the state of the property is in accordance with what he should reasonably be able to expect, he must immediately contact Lakeside Sweden. In the event that no agreement can be reached, he must have the complaint reviewed by an expert, a bailiff or a notary, in order to receive an objective opinion.

The current contract is drawn up and must be interpreted in accordance with Swedish law. Any disputes arising from this contract will fall under the exclusive jurisdiction of the Swedish small claims court.

Article 7. Description.

All information leaflets or information on the Internet site of Lakeside Sweden regarding the rental property, its layout, furnishings or applicable services have been provided in good faith, on the basis of fact by Lakeside Sweden.

In the event that any of this changes in the period between the time of the agreement being signed and the start of the rental period, Lakeside Sweden will notify the tenant, but Lakeside Sweden cannot be held responsible.

If, in spite of everything, information about the rental property, its layout, furnishings, maximum number of people or relevant services is not correct, then



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the tenant must inform Lakeside Sweden immediately, so that matters can be addressed.

All information relating to tourism and sporting activities has been supplied by third parties and is not the responsibility of Lakeside Sweden.

Article 8. Arrival and departure.

A week before the commencement of the rental period, the travel documents will be sent to the tenant. These will include all necessary information including route directions, address and the name of the person who will be available upon arrival. Upon arrival the tenant will receive a simple rental contract from Lakeside Sweden. This contract states the rent, the amount and date of down payment, etc. that is required for Lakesides Sweden's administration.

Arrival at the holiday property will normally take place between 15.00 and 22.00 unless otherwise agreed in advance. We recommend that you contact the person dealing with guest reception by telephone the day of arrival, in order to arrange a definite time and place, and to contact that person again in the event that the arrangement has to be changed due to unforeseen circumstances. If this procedure is not followed, Lakeside Sweden cannot be held responsible if the tenant is not able to gain access to the property on arrival.

The rental property must be vacated no later than 11.00 am on the day of departure.

Article 9. Maximum number of occupants.

In the rental property, a maximum of 6 persons can be accommodated unless agreement has been requested in advance from Lakeside Sweden. Groups of friends are not welcome on the property.

In the event that the maximum number of people is exceeded, the person dealing with entry to the property on arrival may refuse entry to these extra people.

In the event that at a later time or date, without the knowledge of the person dealing with reception, additional persons are permitted access to the holiday property, a surcharge of 25% of the rental sum per extra person will apply immediately and this can, if needed, be deducted from the security.



Article 10. Pets.

Pets are not accepted at this holiday property.

Article 11. Security deposit.

The security deposit will be returned / refunded within 1 week of departure from the rental property, if necessary after the deduction of any costs relating to damage subsequently found to the property.

Lakeside Sweden expects the tenant to take care of the holiday property and all the things that are in it as if it were their own belongings. Should something break or should damage occur, Lakeside Sweden asks the tenant to report this immediately to them and also to compensate for the costs of the damage through the security deposit or simultaneously with any additional costs as mentioned in article 12.

Article 12. Additional costs.

At the end of the rental period, the tenant shall arrange to pay any additional costs. Tourist or city taxes are the responsibility of the landlord and are included in the rental sum.

Article 13. Cleaning.

The property should be clean and tidy upon arrival. If this is not the case, Lakeside Sweden must be notified immediately, in order for them to remedy the situation.

After the departure of the tenant Lakeside Sweden will carry out the final cleaning. Despite that, Lakeside Sweden expects the tenant to treat the property with maturity and respect during their stay and, at the time of departure, leave the property in a tidy fashion. Notwithstanding this, the owner retains the right to deduct an extra amount from the security deposit in the event that the property is not left in a tidy fashion.

Article 14. Consciousness requested.

All drains of the holiday property end in a septic tank and not in a sewer. As a guest (when all is well) the tenant will not notice anything of this. But it means that Lakeside Sweden asks the tenant to be aware of what things they do (and do not) flush through the toilet or throw in the drain; No grit and stones, no aggressive substances, no sanitary towels, etc., because those kind of things are difficult to digest in the septic tank and they limit its operation.



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Also the water in the house comes from a nearby well. When abnormal amounts of water are used, the well will eventually run dry.