

# General Terms and Conditions and House Rules

By accepting the rental agreement, the tenant agrees to the following general terms and conditions and house rules of Kasita Baibini.

## General

Upon receipt of your reservation request, we will send you a confirmation email and a quote/payment agreement for the entire rental period of the apartment/studio, including 7% tourist tax (OB). We request a 30% deposit within 7 days after the quote date. An exception is a last-minute booking, in which case we would like to receive the full payment within 2 days. Please pay the deposit upon arrival. Your reservation is final once we have received your deposit.

We request the remaining amount to be transferred no later than six weeks before arrival, unless otherwise agreed. The debit of the deposit amount from your bank account is your confirmation of payment. By paying the deposit, you confirm that you agree with the terms and conditions printed below and that there is a definitive agreement between the tenant (the guest) and the landlord (Kasita Baibini). If the deposit is not paid within 7 days, we reserve the right to release the apartment/studio for rent again.

## Changes and Cancellations

Changes can only be accepted in consultation with and after written permission from Kasita Baibini and may incur additional costs. In case of cancellation, the following amounts will be charged:

- For cancellations up to 60 days before the start of the stay, the full deposit will be refunded minus an administration fee of 25 euros per booking and any bank charges.
- For cancellations less than 60 days and more than 21 days before the start of the rental period, there is no refund of the deposit.
- For cancellations within 21 days or less before the start of the rental period, the total accommodation or package price will be charged.
- If your trip cannot take place due to imposed travel restrictions, you can rebook free of charge to another available period, there is no refund.
- In case of early departure after the start of a reserved stay, the total accommodation or package price will be charged.

***We recommend that you get cancellation and travel/accident insurance (worldwide coverage) yourself.***

## Arrival and Departure

You can arrive and depart on any day. Upon arrival, you can access your apartment/studio from 3:00 PM. On the day of departure, you must vacate the apartment/studio by 11:00 AM at the latest. You can store your luggage with us until departure. If there are no new guests arriving for the apartment/studio you have rented, you can, in consultation and for a small fee, make use of the apartment/studio for longer.

Upon arrival, we ask you to pay a deposit of €100 or ANG 200. If you have a rental car, you can park it for free on the enclosed grounds and you will receive (upon payment of a €50 or ANG 100 deposit) a remote control for operating the electric gates.

Water is precious on Curaçao, we charge a contribution of €5 per apartment per week (or part thereof). Each apartment/studio is equipped with a separate electricity meter, the meter reading will be noted on the arrival day and on the departure day. The actual electricity consumption will be settled with the deposit on the day of departure, for the price per kWh see the website.

## Damage and Liability

If there is any damage to the furniture or parts of the rented property for any reason whatsoever, this must be reported to the landlord immediately. A solution will be sought in consultation and costs may possibly be passed on to the tenant. In case of non-reporting, the costs for repair or replacement will be borne by the tenant. Kasita Baibini accepts no liability for injury or accidents caused to guests, regardless of the cause thereof. Staying at Kasita Baibini is at your own risk. This also applies to any rented objects (for example, a car), in or around the apartments/studios, the swimming pool, on the terrace, or in the garden.

## Pets and Smoking

Pets are not allowed. Smoking is allowed outside the apartment/studio, smoking is not allowed inside. Ashes and cigarette butts belong in the designated ashtrays. The use of narcotics is not permitted in the apartments and/or on the premises.

## **Swimming Pool**

Use of the swimming pool is at your own risk, the swimming pool is unsupervised. Children may only use the swimming pool under the supervision of their parents. It is not allowed to use glass, glass bottles and/or crockery in and around the swimming pool. Smoking is also not allowed in the swimming pool.

## **Your Stay**

Guests are requested to comply with the terms and conditions and house rules and to respect the property of Kasita Baibini and other guests, as well as everyone's peace and privacy. Only the persons listed on the booking form can use the rented apartment/studio. You may not, without consultation, allow visitors to use our facilities and/or stay overnight. Any tenant or guest of a tenant who causes a nuisance in the opinion of the landlord or other guests will receive a formal warning. A second violation may result in removal from the premises. If this concerns a tenant, a refund of the rental fees is not possible. If you do not comply with our rules, you may be asked to leave the premises.

## **Force Majeure**

If Kasita Baibini has to cancel a reservation due to force majeure, the deposit paid will not be refunded. Kasita Baibini accepts no liability whatsoever for other damage suffered by the guest, no further claim can be made for any form of compensation, of any nature whatsoever.

***We recommend that you take out cancellation and travel/accident insurance (worldwide coverage) yourself.***

## **Hostess/Host**

If you have any questions during your stay, we are happy to assist you. The landlord can be replaced by a caretaker.

**We wish you a wonderful and pleasant stay with us at Kasita Baibini!**