

# House Roules/AGB Apartments Kein-Hotel.com

**Klingenstrasse 31, 97084 Würzburg**  
**Margaretha-Helbling-Straße 16, 97199 Ochsenfurt**  
**Wartweg 32, 97199 Ochsenfurt**  
**Strickleinsweg 13, 97199 Ochsenfurt**  
**Hauptstr. 25, 97320 Mainstockheim**

## **Dear guests,**

You spend your end of work or holidays in our private vacation home. We have given us the means effort and hope you'll spend a wonderful and relaxing time here.

The following house rules are to be a support for a harmonious stay. We listed some rules. Through a proper treatment of this apartment you will help us in the future to provide you furthermore with a beautiful apartment.

**With your booking, the house rules are accepted by you.**

## **General**

Our business model is the operation of part-serviced apartments for people over the age of 20 on a temporary basis. Landlord's certificate will not be issued. We operate our properties sustainably (more on this in the text). You rent for a limited time from the apartment door to the balcony door. Garden, driveway, courtyard and staircase are common areas (other guests or our staff).

When you check in, please provide your passport or identity card and sign the registration form.

If you miss anything in the device or need help, contact us trustfully.

Please go to the entire device and the inventory with care and treat the property with care. Visit, party, meetings, alcohol and drugs are not allowed. From when a party is a party, we decide according to the situation.

## **1 WiFi-Terms**

Host (owner of the router) is not liable for your content on the Internet. For this, the release from the liability is compulsory. This is to be signed during Check In. Only afterwards the guest gets the password. Excessive use of WiFi (e.g. gaming, creating a media library and massive downloading of games, films, etc.) is prohibited (because Telekom will throttle the speed as a result. This will lead to inconveniences for the other guests in the house).

## **2 Cleaning**

You are responsible for the cleaning of the kitchen during your stay. We clean the floor, bathroom and others several times a week - as required. The necessary equipment we make available to you. In order to save water and electricity, it is obligatory to use the dishwasher. Also you will find an initial supply of consumables (detergents, dishwasher tablets, dishcloths, tea towels, toilet paper), which are not supplemented by us.

### **3 Kitchen**

Use of the extractor hood: the operating instructions prohibit deep-frying food on the hob - risk of fire. That's why we provide a deep fryer if required. Please note that dishes be allowed back into the cabinets only in a clean state (after a Dishwasher), the same applies to cutlery, pots and equipment that you have used.

### **4 Trash**

Waste separation: We separate in plastic & steel (yellow bag), paper, residual waste, glass and organic. The trash can located in the kitchen and on the balcony. There are dumpster (Müllcontainer) in front of the house. "Escalation waste" - here the disposal will be billed to you according to the amount of work and time and offset against the deposit. This is your contribution to sustainable management. Thanks.

### **5 Smoking**

Smoking is generally not allowed in our apartment. Damage, such as burn marks and holes, have the consequence that we have to place the replacement value in invoice. This is not included in the rent.

A smoking place will be assigned to you.

### **6 Bathroom:**

Please dispose no any hygiene products, not wet wipes, not oil residue as well as not leftovers in the toilet.

### **7 Rest periods:**

In the spirit of good neighborliness please note:

after 20 o'clock low volume

22:00 to 7:00 the night's silence

and 1:00 p.m. to 3:00 p.m. the siesta is respected.

### **8 Damage**

Nobody deliberately damaged goods, but it can happen to anyone, that once something breaks. We would appreciate if you inform us and we find this not only after your departure at the final cleaning. Thank you. Damage will be charged with the deposit or recalculated.

### **9 Refundable deposit**

Guests are responsible for any costs arising from damage they cause to

the accommodation or its contents, or anything they take from the accommodation without the host's permission.

### **10 Due Diligence:**

Please no street shoes, work shoes, outdoor work clothes in the apartment. Eating food in the bedroom is not allowed. Butcher-like production steps are not allowed (example: killing, butchering, preparing etc. of animals & fish). Windows and doors must be closed when leaving the apartment to avoid damage that can result from weather.

Please make sure when leaving the apartment also that all the light is turned off and the heating is at level 2! This is your contribution to sustainable management. Thanks.

### **11 Key**

Guests get the key against 200-500€ deposit (depending on the size of the property). Please never give the keys from your hand. Loss of keys must be reported immediately, and the guest is liable up to the amount of the replacement costs.

### **12 House Rules**

Our business model is part-serviced apartments. We, the owners or our manager "service" (hence the term serviced) all rooms several times a week, depending on their condition. Under certain circumstances, it may be necessary for the landlord to enter the apartment without the guest's knowledge. The management, or their representative, exercises the house right. The management is always allowed to enter the apartment or room to exercise the house right at, e.g. in case of disruption of the house peace, to take necessary measures.

1. The accommodation of non-residents is strictly forbidden.
2. Keeping animals is not allowed.
3. Weapons of any kind may not be brought into the apartment.
4. The pursuit of their (guest) own economic purposes is prohibited in the house.
5. \*due to current events: Corona 2G plus or 3G plus proof is required for check-in. Daily government instructions are implemented. Depending on the situation, we can make different (stricter) rules for our property and communicate this by email.

### **13 Liability**

The landlord is not liable for valuables of the guests.

### **14 Pets**

Animals are not allowed in the apartment. Please ask for exceptions.

### **15 Heating**

During the day it is heated to 22°-23°. From midnight the heating goes

down to 18°. From 05:30 the heating starts up again. Please do not manipulate the controls. If you work nights please contact us so we can reprogram it.

### **16 Washing & Drying Machine**

This is only available if you stay longer than 7 nights: washing machine is NOT included in the price. Please pay acc. our price list. This is your contribution to sustainable management. Thank you.

### **17 Reservation:**

You have reserved when we have received the deposit and 100% of the amount 14 days before check-in. The apartment can still be booked online until the money is received. If you cancel your booking 14 days before arrival and we have managed to rent the apartment to someone else at short notice, we can refund you 30% of the amount.

### **18 Prices**

No price reduction if fewer people arrive than stated in the initial booking. No more guests will be accepted than stated at the time of booking. No price adjustment for earlier departure. Late check-in (after regular check-in time) may incur a flat rate fee of €25 or more.

### **19 Notice**

Already at the initial breach of this House Rules, the landlord can terminate the stay unilaterally without notice and the guest has to leave the apartment immediately. A claim for refund of the rental is not in this case.

We wish you a pleasant stay, a lot of fun, relaxation and recreation. For questions we are happy to help.

Place, \_\_\_ Ochsenfurt \_\_\_\_\_ the \_\_\_ 01.03.2022

Your Host Larisa Buga