

RENTAL REGULATIONS FOR VILLA GOWIDLIN

§1

General provisions

1. The Regulations specify the terms and conditions of rental of Villa Gowidlino, hereinafter referred to as "Villa Gowidlino" or "Villa".
2. The Regulations shall constitute an integral part of the Rental Agreement for Villa Gowidlino.
3. The Landlord of Villa Gowidlino is Justyna Lipka.
4. Any communications as well as remarks and complaints must be sent to rezerwacje@willagowidlina.pl and to the following address: 83-341 Gowidlino, ul. Jana Pawła II No. 21
binding declarations of will shall be submitted in writing directly to the Landlord or via the Polish Post.

§ 2

Subject of rental

1. The subject of rental is Villa Gowidlino located in Gowidlin, ul. Jana Pawła II No. 21 except for the part described in section 4.
2. Villa Gowidlino is a property that constitutes a plot with an area of 5205 m. sqm, on which a residential building is situated and which consists of: the hall, living room, dining room, bedrooms, bathrooms, toilets as well as terrace and balconies with equipment and a barbecue hut with equipment.
3. The detailed description of the Villa Gowidlino furnishings shall be provided to the Tenant as soon as Villa Gowidlino is at their disposal. If the description does not correspond to the actual condition, the Tenant should report the discrepancy to the Landlord on the day of check-in under pain of acknowledging that the condition of the furnishings is consistent with the description provided.
4. The subject of the rental is not the part of Villa Gowidlino that constitutes the orchard and the utility premises. The Tenant does not have the right to access the orchard and the utility premises. The

description of the subject of the rental at the disposal of the Tenant shall be included in the description of the detailed equipment.

5. On the premises of Villa Gowidlino smoking outside the areas intended for this specific purpose shall be absolutely prohibited. Smoking shall only be allowed on the main terrace, balconies, in the barbecue hut and outside the building. In the smoking ban is violated, a penalty in the amount of PLN 2000 shall be imposed on the Tenant (in words: two thousand zlotys).
6. Driving mechanical vehicles with internal combustion engines shall be prohibited on the premises of Villa Gowidlino. Driving a car in front of the building shall be allowed only for the time of packing the luggage. A space designated as a car park shall be at the disposal of the Guests. The car park shall not be a guarded car park. The Landlord shall not be liable for damage, destruction or loss of any parked vehicles.
7. The premises of Villa Gowidlino shall constitute an enclosed area that is monitored with cameras. The cameras record, among other things, the area of the car park, the pier with moored floating equipment and the barbecue hut.
8. Waste segregation shall be compulsory on the premises of Villa Gowidlino. The Tenant shall apply the principles of segregation according to the waste segregation instruction received - placing waste in bags of the appropriate colours. Should the Tenant fail to comply with their obligation, they will be charged with any additional costs incurred due to failure to comply with the segregation obligation.
9. On the premises of the Villa Gowidlino estate, the night hours shall be obligatory under the law in force.
10. pets shall be allowed on the premises of Villa Gowidlino upon prior agreement with the Landlord. Bringing in animals is not prohibited. The Tenant shall be liable for any damage or destruction caused by the animal and may be charged with the costs of repair or restoration.
11. The following regulations shall apply on the premises of Villa Gowidlino:
 - fish gutting - it is allowed in the designated place near the compost heap or near the angling footbridge, however, with the necessity of removing waste and covering the place with soil.

- wood for the campfire - it is not permitted to take wood stored behind the back wall of the barbecue hut for this purpose as this is special smoking wood and may only be used for this purpose. The wood for the campfire can be obtained from the area located directly on the shore of the lake. Access to the barbecue hut and use of the barbecue is unrestricted, however, the wish to use the smokehouse must be made known to the person giving out the keys.

if the Tenant wishes to lay out any pool brought in during the summer season, this is only allowed on a paved terrace. It is not permitted to lay the pool on the grass, as otherwise it will be ruined. In the event of failure to comply with this rule, the Tenant will be charged with the cost of renovating the affected lawn. At the same time, if such equipment is used, the Tenant agrees to cover the cost of water from the garden sub-meter.

- operation of DJ equipment - when using this equipment, the Tenant is responsible for the equipment and any damage or destruction caused by improper use of the equipment. It is forbidden to put drinks, containers with liquids or food near the equipment - to avoid accidental spillage.

- In the event of strong winds or heavy precipitation, the Tenant is obliged to make sure that certain items of the outdoor equipment are not damaged. In particular, this includes the folding of umbrellas and chair cushions (this applies at the time of year when the garden equipment is placed outside).

- Sports equipment and accessories must be returned to their proper place of storage at the end of the stay.

§3

Rental conditions

1. The rental conditions shall be determined by an agreement concluded between the Landlord and the Tenant taking into account the provisions of these Regulations.
2. The agreement shall be concluded in an electronic form remotely (hereinafter: booking mail). Payment of the deposit is tantamount to

acceptance of the Rental Conditions and the provisions of these Regulations.

3. The subject of the rental is the entire Villa Gowidlino including its complete furnishings and excluding the part described in section 2(4) of the Regulations.
4. The rental begins at 3 p.m. on the day indicated in the agreement as the beginning of the rental and ends at 11 a.m. (unless the parties agreed on other rental hours in the Booking Mail) on the day indicated in the agreement as the end of the rental. The rental day starts at 3 p.m. and ends at 11 a.m. The rental agreement shall be concluded for a definite period of time, which means that a shortening of the stay for reasons attributable to the Tenant shall not entitle him to a reduction of the rental charge. Check-in of the Tenant shall take place between 3 p.m. and 8 p.m. Check-in and check-out between 8 p.m. and 8 a.m. shall require prior arrangement and will incur an additional charge of PLN 300.
5. The conclusion of the rental agreement may be preceded by a reservation made by the Tenant, which shall be deemed binding by the Landlord only if, together with the reservation or within the period agreed upon by the parties, the Tenant pays a deposit of at least 30% of the total rental price. The deposit shall be paid by the date indicated in the Reservation Mail to the indicated bank account. The date of payment shall be construed as receipt of funds on the Landlord's account. Failure to make the payment within the deadline indicated in the Agreement shall be tantamount to the cancellation of the booking. The payment of the deposit shall be tantamount to the Tenant's declaration of acceptance of the rules of these Regulations and the conclusion of the Agreement.
6. Additional charges shall apply at the Villa:
 - Final cleaning fee in the amount of PLN 600 - the fee is one-off, payable with the deposit.
 - Service charges according to Consumption during the rental period
Consumption of water sewage production and electricity consumption: according to the rates specified in the rental agreement.
Service charges shall be payable upon check-out in cash or by bank transfer to the bank account specified in the Rental Agreement.

7. The Tenant shall be liable for the acts of persons who stay with them on the premises of Villa Gowidlino as if those acts were their own.
8. The Tenant may only use Villa Gowidlino for residential purposes and may not sublet it to third parties without the Landlord's consent.
9. The number of people who may reside in Villa Gowidlino is limited to that stated in the agreement. The Tenant shall inform the Landlord of any change in the number of people.
10. The Landlord reserves the right to enter the Villa Gowidlino premises between 10.00 a.m. and 4.00 p.m. to carry out repairs or maintenance and care operations to the extent necessary, however, at a time agreed upon with the Tenant and no more often than once every 5 days of their stay.

§4

Handover of Villa Gowidlino to the Tenant and its return

1. The Landlord shall hand over Villa Gowidlino to the Tenant in the agreed condition together with the furnishings described in the detailed description of the furnishings referred to in section 2 (3) of the Regulations.
2. On the day of arrival, the Tenant shall inspect the furnishings in the building and confirm its condition in writing.
3. On the day of arrival, the Tenant shall receive the keys to the Villa and a set of keys to all rooms.
4. The Tenant shall return the Villa to the Landlord on the last day of rental by 11.00 a.m. The Villa and the furnishings, including the floating equipment, shall be returned in an undamaged condition taking into consideration all the rules of these Regulations, together with a set of keys. The furnishings and keys shall, at the time of return, be located in the place in which they were found at the time of handover to the Tenant. The keys shall be accompanied by an anti-tamper remote control activated by a RED button. An alarm that has been activated by mistake can be cancelled on the keypad located at the main entrance to the building by entering code 9999 and confirming it with the OK button.

§5

Liability

1. The Tenant shall, under pain of liability for damages, make sure that the structure and furnishings of Villa Gowidlino are well taken care of.
2. Any destruction or damage to the Villa and its furnishings which does not result from their proper use shall give rise to the Tenant's liability for damages.
3. The Tenant, under pain of the Landlord's right to terminate the rental agreement with immediate effect and pay damages, is obliged to take care of tidiness on the premises of Villa Gowidlin, which includes:
 - the segregation of waste in accordance with the instructions,
 - securing the Villa and its furnishings against theft and damage, also by locking the gates and doors whenever leaving the Villa, putting away equipment and furnishings in place (locking floating equipment),
 - taking care of the greenery on the premises of the Villa
 - the observation of smoking regulations and night hours
 - the observation of the ban on driving vehicles on the premises of the Villa.
 - the compliance with the obligation to take care of the proper condition of the Villa and the equipment.
4. The Landlord shall be entitled to charge the Tenant a contractual penalty in the amount of PLN 150.00 for each lost key. for each lost key. The contractual penalty shall not result in the loss of the right to claim compensation exceeding the amount of damages.
5. A deposit of PLN 2,000 or EUR 400 is collected on arrival. Any charges related to the damage or lack of equipment which is discovered on the day of departure shall be deducted from this deposit.
6. The Landlord shall not be liable for the consequences of events on the premises of Villa Gowidlino which are not the sole fault of the Landlord. The Landlord shall not be liable for the consequences of events resulting from the Tenant's improper use of the equipment and furnishings or resulting from their failure to observe the rules set out in these Regulations.

We wish you a pleasant stay in Villa Gowidlino.

