

HOUSE RULES/CONDITIONS KOEKEHUIS-HAUS AM TEIBES

In General

Our house dates from the 19th century. You have to take into account the narrow corridors, smaller doors than standard and up-and down steps. During arrival and departure we advise to bring your travel and shopping bags along outside into the house. There are three entrances available. Our house is not suitable for wheelchairs, walkers or scooters.

It is not allowed to camp on our property or to invite guests without permission.

We expect our guests to respect all inventory belonging to our house, to clean and store it after use. When rented "Koekehuis" or "Haus am Teibes" as accommodation option, no items of the inventory are to be moved to the other apartment. All inventory items must remain in the respective apartment. The upper apartment is equipped for 16 people. Indoor tables, chairs and blankets not to be used outside the house. Patio chairs and pillows are supplied for this purpose.

In alphabetical order

Bedding

Only single beds 90 x 200cm (36" x 80") are supplied in the house. Each bed is supplied with a duvet 140 x 200 cm (56" x 80") and a pillow. The guest is to bring their own duvet covers, sheets and pillow cases. The guest has to bring sheets and pillow cases even if they are using sleeping bags. For your convenience we offer bedding for € 7,50 per person per stay. Please order when booking. If it turns out that no bedding has been used during your stay (dirty sheets and/or duvets) we will charge € 7,50 for cleaning afterwards. Kitchen linen and towels have to be provided by you.

Bread service

There is no bakery in the village anymore. Therefore we offer bread service. Daily fresh rolls/bread can be delivered after consultation the baker. Also on Sundays and holidays. Instructions are available in the kitchen.

Childcare

We also took care for our youngest guests. Children under 3 years who sleep in a cot are free of charge but under the condition that all used items are left clean after use. We offer:

2 cots for children up to 3 years. These are sturdy camping cots with an extra mattress and covered with a fitted sheet. You just need to bring a blanket/cover.

- 2 highchairs.
- 2 highboys/dressers
- 1 baby bath
- 1 children toilet seat reducer
- 6-piece plastic tableware

Children

Of course parents are allowed to bring toys for their children, but please leave (waterproof) crayons, (finger) paint and sidewalk chalk at home, since we have bad experience with these types of toys.

Children should always be supervised by an adult as there are 3 floors and 2 fully equipped kitchens.

Leaving children alone or have them play unsupervised can be dangerous or can cause damages. Parents are responsible for their children at all times.

Cleaning

At the end of the rental period (departure) the guest* is required to remove all personal belongings from the house and to leave it tidy. All food stuffs and items brought by the guest are to be removed from the cupboards and fridge. All used kitchen gear/tools/equipment should be cleaned and put away in the cupboards. All garbage/waste is to be disposed of as stated in "instructions waste disposal". The floors should be left tidy. For cleaning we provide a vacuum cleaner, broom, dustpan and brush, several cleaning products.

Damage

We are sure that no one intentionally damages someone else's property, but accidents happen. Small things, such as broken glasses/crockery can be reported at departure. Larger damages should be reported immediately in order to get the opportunity to fix things before the next guests arrive. For unreported large damages we fine €30. The guest* is liable for all damages during his stay. If the security bond does not cover the damage, the guest* is liable.

Departure

When leaving the house (on daytrips or departure) windows and doors should be closed/locked to avoid burglary and damages caused by storm or rain. Leaving our property without closing the doors/windows we consider as carelessness. Damages caused by carelessness will be charged to the guest. Even if there is no damage but the windows were not closed/doors not locked when departed, a fine of € 50 will be charged.

Duty of care

We ask our guests to be neat and to handle our stuff with care. Please make sure that the other people in your party are aware of the house rules as well.

Energy

All reasonable energy costs are included in the price as shown in the pricelist. However, to avoid excessive consumption we have to put a limit to it. For normal use the free energy limit will be more than sufficient:

Party/Group < 12 pers. (Koekehuis)

Weekend: electricity 50 Kw, water 3 M3 max, gas 4%
Long weekend: electricity 70 Kw, water 4,5 M3 max., gas 5%

Party/Group < 16 pers. (Haus am Teibes):

Weekend: electricity 60 Kw, water 4,5 M3 max, gas 5%
Long weekend: electricity 90 Kw, water 5,5 M3 max, gas 6%

When exceeding the rate, the following prices will be charged:

Electricity: € 0.30 per kw,
Water: € 4,00 per M3.
Gas: 1% = 16 L = € 13.00

Consumption is calculated by meter reading at the beginning and at the end of the rental period. The costs incurred will be deducted from the security bond.

Emergencies

Of course we hope that it will not be necessary, but for small emergencies we offer a first aid box in the kitchen. For bigger emergencies you consult the information folder available in the house.

Our house has been approved by the fire department of Burg Reuland. Safety arrangements have been made such as fire extinguishers (on each floor), a fire blanket in the kitchen, flight stairs in the loft and several smoke detectors. Abuse of these facilities go on account of the entire security bond. After all these facilities we offer for your own safety!

According Belgian law, the tenant/guest* is obliged to take care of an fire insurance for the rental period. For your convenience we took care of this. The costs are € 10 and are included in the rent. Your stay is insured against fire. However we are obliged to keep an attendance list of all present guests. This will be sent to you to fill out two weeks before rental date.

Garbage/Waste

All garbage is to be separated in accordance with local regulations as indicated on the list "instructions waste disposal" found in the kitchen. If you do not want to separate the garbage you are welcome to take it home.

Gas stove

In the Upper Apartment we have a gas stove for extra heat. Please follow the instructions carefully in order to keep it save.

Grill/Barbecue

As an extra service we offer our guests a large charcoal grill/barbecue. All needed tools are provided. You only have to bring your own coal. After use please clean the grill. Instructions are displayed.

House access

The owner of the house has the right of access to all parts of the house at all times.

Kitchen

Both kitchens were recently completely renovated and therefore new. Be careful when using the kitchen equipment and use it accordingly to the instructions. You will find a plasticized summary in the cupboard. Don't put wooden equipment in the dishwasher. Only put clean dishes back in the cupboard. The same applies to the cutlery, pots and pans. Please clean all equipment after using.

Keys

The door keys of our house are private and only for use of our guests. Do not give the keys to anybody else. Lost of the house keys should be reported immediately. Production of new keys will be on guests account.

Liability

The owner of the house does not accept liability for any theft, loss or damage of any kind of guest's personal belongings from the property. The owner cannot be held responsible for any accidents that occur in or around the property.

Misconduct

Our house is situated in a national parc as well as at the border of a village. This means that we have direct neighbors. **The quiet hours have to be respected at all times: 22.00 hrs until 06.00 hrs.** Because we have a good reputation to defend we do not tolerate any hassle or nuisance. Causing misconduct will result in immediate termination of the rental agreement. In this case there will be no refund of the rental fee or security bond. Not following up the house rules is also considered as misconduct.

Patio roof

We are very proud of our new patio roof. So even when the weather is not that nice you can barbecue and sit outside conveniently.

To avoid accidents and unintended damage we ask you to follow up the rules as stated below:

- The barbecue should not be placed under the roof. If it rains, you can place the barbecue under the appropriate umbrella.
- Do not football or do other ball games on the lawn, in order to avoid damage to the polycarbonate plates.
- Do not walk on the roof!
- Do not collect things from the roof with sticks or something similar. Stray objects like badminton shuttles or frisbees, leave them on the roof.
- Do not throw stones on the roof or in the drain.

Next to our house there is a playground/meadow. The terrain is flat and there is plenty of space for games. For damage caused to the roof or elsewhere in the house during your stay we keep you fully liable for.

Parties

Having a good drink outside on one of the terraces, enjoying the garden etc. is the key word for a having a pleasant weekend with your friends or family. However, please make sure the party doesn't get out of control and will cause hassle or nuisance to the neighborhood (see "misconduct").

Our house is no party centre. Additional visitors, own brought music equipment, tents, tap-(beer) installations are not allowed!

Pets

When renting accommodation Haus am Teibes (13-16 persons) no pets are allowed. For all other accommodation types 1 little pet/dog is allowed. However there are strict conditions to follow up. Bringing pets without notice/permission is not allowed and will be fined (entire security bond).

Parking

We offer 5-6 private parking places at the house. It is not possible to park on the public road or in front of the houses nr. 39 and 39b, this is private parking. It is therefore advisable to limit the transport of your

company up to 5 cars. The little road along our house has to be kept open at all times. Blocking cars will be towed away. Parking is at your own risk

Plumbing

Food, diapers, feminine hygiene products and other items that might block pipes are not to be washed down drains or flushed in toilets. Excessive amounts of toilet paper flushed in toilet can also block the pipes. Any blockages caused by such actions will result in a bill for repairs which the guest will be liable for.

Security bond

The security bond is 250€ for (long)weekend stay and 300€ for (Mid)week stay and will be refunded to the bank account of the guest* within 14 days at the end of the rental period. Please note, failure to comply with the rental agreement, damages or losses may result in (partly) loss of the security bond. No money will be charged from the security bond without guest's notice.

Smoking

Smoking is prohibited in all areas of the house. When smoking outside, please do not throw the cigarette ends in the garden or parking lot but use the "smoke bucket" offered for your convenience.

Sun terrace with Garden stove

We offer a sun terrace with a large picknick table, 3 sunbeds and a garden stove. The use of the stove is on your own risk. We offer firewood for 7€ a bag (20 kgs fine oak wood). After use please leave the stove clean.

WiFi

We offer free WiFi in the entire house.