

PROKÄTKÄ RENTAL TERMS

The lease is deemed to have been entered into when both parties have agreed orally or in writing to the terms and conditions, the rental period, the rental price and the booking are entered in the calendar of the holiday home's online cottage website.

Under this lease agreement with Prokätkä, you are the tenant and the owner of the holiday home (Prokätkä) is the landlord. These rental terms apply to the lease agreement between Prokätkä and the tenant.

The rental of the holiday home is always subject to the following terms and conditions set out below, which together with the website form the rental agreement between Prokätkä and the tenant.

The resulting lease is binding on both parties and the obligations or responsibilities of the lease cannot be transferred to a third party.

Additions to the lease are only valid if they are made in writing. Before the start of the holiday home's rental period, the tenant will receive a booking confirmation. The tenant must be 18 years of age or older on the day the vacation home is booked. In the case of a youth group trip, the tenant of the apartment must be 21 years of age or older on the day the holiday home is booked.

1. Rental period

Arrival and departure times are indicated on the booking fee invoice and are always valid. The holiday home must always be vacated by 12:00 on the day of departure.

The key or lock box code for the holiday home will only be handed over if the full rental amount has been paid.

2. Holiday home

2.1 Use of the holiday home

Unless otherwise agreed with Prokätkä, the holiday home may not be used for holiday purposes only. The tenant must use the holiday home carefully and the tenant is responsible for the holiday home and its furniture during the rental period. The tenant must pay attention to energy efficiency. (especially during winter unnecessary use of doors and windows and sauna)

Violations of the contract will result in the immediate termination of the lease and removal from the property. In cases of breach of contract, the line already paid will not be refunded.

2.2 Number of persons

The holiday home and the associated plot are always intended for use by a maximum of the number of people mentioned on the holiday home's website on the Internet. This maximum number also includes children regardless of age.

If the number of people using the holiday home or plot exceeds the maximum number allowed, Prokätkä has the right to remove additional people from the site without prior notice.

If the tenant does not comply with such an exit order within 3 hours of issuing the exit order, the owner of the holiday home and / or Prokätkä has the right to terminate the lease immediately and without further notice remove all users of the holiday home and not refund the rent paid.

2.3 Tents and caravans

The erection of tents and the placement of caravans or the like on or near the plot of the holiday home is prohibited without a separate permit. Prokätkä has the right to demand that they be removed immediately. If the tenant does not comply with such an order immediately, Prokätkä has the right to terminate the lease immediately and without further notice to remove all users of the holiday home and not to refund the rent paid.

2.4 Domestic animals and allergies

Pets are allowed for an additional fee, the additional fee is 30 €.

Prokätkä is in no way responsible for any allergic reactions that may occur to the tenant in the holiday home.

2.5 Noise

Tenants in a holiday home area may also be unexpectedly exposed to noise from construction, snow machines, traffic or the like. Prokätkä cannot be held responsible for noise nuisance.

The tenant must not cause noise nuisance to neighboring cottages and settlements by his own actions. The volume of any own audio equipment must not exceed the maximum sound power of the equipment included in the holiday home.

2.6 Hot tub

It is forbidden to place hot tub or the like on the plot of the holiday home or in the vicinity of the plot without a separate permit. Prokätkä has the right to demand that they be removed immediately. If the tenant does not comply with such an order immediately, Prokätkä has the right to terminate the lease immediately and without further notice to remove all users of the holiday home and not to refund the rent paid.

2.7 Sauna and washing facilities

The tenant is responsible for the use of the sauna. Washing of pets on the premises is prohibited.

The sauna heater must not be used for grilling and must not use fragrances or substances other than water.

Compensation of € 80 will be charged for misuse leading to the exchange of stones.

The sauna heater is only heated when saunaing and its temperature control must not be touched. The use of the sauna must take into account the risk of fire and energy efficiency. Energy consumption must also be taken into account by closing the doors of the washrooms.

2.8 Smoking and open flames

Smoking inside the holiday home is prohibited. When smoking outdoors, special care must be taken to avoid fires. Tobacco tumps, snuff / snuff bags must not be thrown into the mast, but must be delivered to waste bins by the tenant. We charge € 80 for cleaning tobacco products thrown into the wild.

Violation of the contract and indoor smoking will be charged for ventilation and ozonation costs, the minimum cost for odor nuisance compensation is € 400.

Making an open fire is only allowed in the fireplace. Special care must be taken when burning and extinguishing the fireplace and monitoring it. The barrel damper should be opened before lighting the fire and closed when it is ensured that the charcoal has been extinguished and no more carbon monoxide is formed.

It is forbidden to make an open fire on the plot of the holiday home or in the vicinity of the plot. If the tenant does not comply with such an order immediately, Prokätkä has the right to terminate the lease immediately and without further notice to remove all users of the holiday home and not to refund the rent paid.

3. Prices and fees

All prices are quoted in Euros on the cottage website, unless otherwise stated. The reservation is binding immediately, regardless of the manner in which the reservation is made. Once the booking made by the tenant has been entered in the calendar indicated on the holiday home's website, Prokätkä will send a booking payment invoice with a payment term of 7 days. The final rent will be charged 1 month before the rental period.

Compensation for cancellations, damage or breach of contract must be paid immediately or no later than 14 days after the end of the rental period. If the payment is not made within the terms of the payment, we will point out the matter.

If, in connection with the notice, the payment term is not jointly renegotiated or the payment is not made immediately, the receivable is transferred to collection.

At the start of the collection, other costs already incurred of € 90 and the costs of the person performing the collection are added to the amount to be collected. Recovery is carried out by an external service provider (eg Intrum), which adds interest costs to the payment claim. Once the collection has started, Prokätkä can no longer influence the progress of the collection. Collection ends with a payment or challenge.

Failure to comply with the payment terms will be considered a breach of contract and Prokätkä has the right to terminate the lease without prior notice, but may, to the extent possible, notify the tenant in advance before terminating the agreement. Termination of the lease does not release the tenant from the

obligation to pay rent, and the contractual relationship is governed by the cancellation rules set out in section 4.

4. Cancellation / Changes

4.1

Cancellation or change can only be made in writing and is only valid from the date it has arrived at Prokätkä and has been approved by Prokätkä.

4.2

If the rental is canceled or changed without due to Prokätkä, the following fees will be charged:

- a) When the start of the stay is 6 months or more: Booking fee.
- b) When the time to start the accommodation is 4 - 6 months: 50% of the rental price.
- c) When the time to start accommodation is less than 2 months 80%.
- d) When the time to start accommodation is less than 1 month 100%.

In all cases, unless a written cancellation is submitted to Prokätkä, the full rental price (100%) will be paid.

4.3

The tenant may, instead of himself, acquire another tenant for the same rental period and at the same price, if Prokätkä approves the change. Prokätkä must always be notified in writing.

5. Energy, water

Included in normal use included in the price.

6. Final cleaning

Final cleaning is included in the rental price, but it does not release the tenant from the obligation to take care of dishwashing, empty the fridge, remove the sheets from the beds and arrange the holiday home and its surroundings before departure.

7. Damage

The tenant is obliged to take care of the rented holiday home in an appropriate manner and to hand them over in a condition similar to that when they arrived at the holiday home. The tenant is liable to the owner of the holiday home for any damage to the holiday home and / or its furniture during the rental period, caused by the tenant himself or other persons to whom the tenant has given access to the rented holiday home. The tenant is fully responsible for any damage and loss of furniture. The tenant must report any damage during the rental period without delay. We will notify you of any damage we notice during the rental period as soon as the final cleaning of the holiday home has been done or no later than three weeks after the end of the rental period, unless the tenant has acted fraudulently. We will invoice in full all costs for damage and loss of goods.

8. Deficiencies, complaints and repairs

The holiday home is handed over to the tenant in perfect condition. If, upon receipt of the holiday home, the tenant finds that the holiday home has been cleaned incompletely or that damage or deficiencies have occurred in the apartment, the tenant is obliged to make a complaint immediately, otherwise the tenant loses the right to invoke these deficiencies. Complaints regarding cleaning must be submitted immediately to 040 670 9904. Complaints regarding damage or deficiencies must be made as soon as possible and no later than within 72 hours from the beginning of the rental period or the finding of the deficiency or damage.

Complaints must be addressed to Prokätkä or his representative. If you want to contact Prokätkä outside of normal opening hours, more information is available on 040 670 9904.

The e-mail cannot be used to make a complaint during the stay at the resort, but should be made to 040 670 9904 or 040 716 0531. The tenant is obliged to limit damages, deficiencies and errors and to contribute to minimizing damage to Prokätkä. Prokätkä has the right to correct any defects and deficiencies. In the event of a complaint, the tenant is obliged to allow Prokätkä to rectify any defect or damage within a reasonable time. If the tenant leaves the holiday home before the end of the rental period without prior agreement with Prokätkä, it is at the tenant's own risk and expense. This is because the tenant himself has prevented any damage from being repaired or any transfer to another holiday home.

If, in the opinion of the tenant, the submitted complaint has not been resolved satisfactorily during the rental period, it must be submitted to Prokätkä in writing no later than 14 days after the end of the rental period, with a view to further handling the matter. Written complaints are sent to: prokatka@saunalahti.fi

Any liability covers only direct financial damage. The maximum amount of compensation is 50% of the rental price. Prokätkä cannot be held liable for consequential damages or non-financial (non-pecuniary) damages.

9. Legislation

These terms and conditions and the disputes arising from them shall be governed by the laws of Finland, which are hereby accepted by both parties. Disputes arising out of this agreement shall be settled in the competent court of the domicile of the holiday home.

10. Exceptional Events

10.1

If the lease cannot be carried out or is substantially hampered by circumstances or force majeure, such as war, natural or pollution disasters, drought, other exceptional weather conditions, epidemic, border closure, traffic conditions, suspension of foreign exchange trading, strike, lockout, lockout an obstacle that could not have been foreseen when concluding the lease is Prokätkä's right to cancel the lease, and the owner of the holiday home or Prokätkä cannot be held liable for the said cases. In the event of force majeure, Prokätkä has the right to keep all the booking costs paid by the tenant.

10.2

Prokätkä cannot be held liable for any damage caused by insects in the holiday home or on the property or for theft, damage or the like to the landlord's property.

10.3

Cancellations caused by a corona pandemic are treated like any other obstacle caused by disease. Exposure or illness and consequent cancellation of the visit is the responsibility of the tenant and any travel insurance. When exposed to a corona or ill, it is forbidden to enter the holiday homes. If you become ill during the visit or immediately after the visit, you must also notify Prokätkä.

11. Other information

11.1

If the tenant enters into a separate written agreement with Prokätkä that differs in one or more respects from the normal rental terms, then Prokätkä's other rental terms will nevertheless remain valid.

11.2

Prokätkä is not responsible for any image or typographical errors that may appear on the holiday home's website and in other publications.

11.3

Prokätkä has presented all the information provided about the holiday home as truthfully as possible. As this is a privately owned holiday home, the information provided is subject to change. Prokätkä is not responsible for them.

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PROKÄTKÄ