

General Terms and Conditions of the Business

1. Completion of rental agreement

Your registration (on-line, written, verbal or by telephone) will be confirmed either by e-mail or in writing. Your registration is first mutually binding when you have printed out our e-mail confirmation and sent us a signed copy either by fax or by post.

2. Payment

After the guest has confirmed the reservation in writing he must pay a 20% deposit of the total amount due. The remaining payment must be paid either in cash or an open cheque on receipt of the keys on arrival. If you are staying for a longer period the rent must be paid for four weeks in advance. The Landlord reserves the right to ask for a security deposit (only for duration longer than four weeks).

3. Services

The scale of services offered can be found in detail on the Landlord's homepage and are binding. Collateral agreements require written confirmation from the Landlord.

4. Cancellation by the Guest

The contract of the lease can be dissolved by the guest at anytime. In this case he is however obliged to pay a settlement as outlined below:

- Up to 21 days before commencement of the lease 0% of the rent
- Up to 20 days before commencement of the lease 20% of the rent
- Up to 15 days before commencement of the lease 40% of the rent
- Up to 10 days before commencement of the lease 50% of the rent
- Up to 5 days before commencement of the lease 80% of the rent
- Up to 4 days before commencement of the lease 100% of the rent

The deposit will of course be fully reimbursed on cancellation of the contract prior to 21 days before commencement of the lease.

5. Cancellation of the contract due to exceptional circumstances

The customer and also the landlord can terminate the contract free of charge if the journey or the leasing is seriously hampered, endangered or impaired by exceptional circumstances beyond control.

6. Liability

The Landlord is not a travel agent. The provisions of the German Civil Code in respect of the Law for Travel Agents including liability is therefore not applicable.

7. Safeguarding Clause

Should the provisions of the General Terms and Conditions of the Business be or become completely or partly invalid, this will not affect the validity of the remaining provisions. Place of general jurisdiction is Berlin.

We wish you a pleasant journey and a nice stay in Berlin. Please contact us by either e-mail or telephone if you have any questions or require more information.