

Rental Agreement - Terms and Conditions

Rental conditions

- 1) Please note that during the top and high season [Seasons 4 and 3 in the Seasonal Rates calendar] rentals are only possible on a Saturday to Saturday basis. Although starting days may be varied in the mid and low season, the minimum rental period is always one week.
- 2) If the tenant is unable to take the holiday as agreed upon, he/she must notify the landlord as soon as possible. Tenants remain liable for the rent unless the vacant space can be rented to another party for the same rental period. If the agreed rental period is not fully adhered to, the entire rent for the agreed period nonetheless remains due. Earlier termination of the tenancy agreement is subject to the pertinent stipulations of the Swiss Code of Obligations.
- 3) The landlord reserves the right to onward let the property if the due dates for the payment of the deposit and balance are not complied with.
- 4) We strongly recommend you take out insurance for cancellation charges. We would like to point out the ETI-accident and breakdown cover issued by TCS-CH does not assure protection for rented apartments or houses in Switzerland.
- 5) Complaints regarding the rental property are to be brought forward by the tenant at the time of taking possession; otherwise it will be assumed that the accommodation and its inventory are in proper condition as stipulated in the rental agreement.
- 6) The tenant agrees to keep the rented premises as well as the inventory pertaining thereto free from damage, and to return the keys and all accessories at the end of the lease term according to the inventory. Any items lost or damaged by the tenant must be paid for in cash and not in kind.
- 7) The tenant is further obliged not to undertake any actions which might be harmful to the property or the inventory and immediately to notify the landlord of anything that may be defective. The rental property shall under no circumstances be sublet to another party, i.e. the apartment or chalet can only be occupied by the persons named or listed overleaf.
- 8) Please do not throw any clogging objects into the toilets or drains.
- 9) Where this contract does not contain specific provisions, Articles 253 to 274 of the Swiss Code of Obligations apply.
- 10) This contract is governed by Swiss law. Any disputes arising from this contract shall be subject to the jurisdiction of the place where the rental property is located.
- 11) The tenant acknowledges the rules of the house and grants the owner the right to visit or to have the apartment inspected at any given time.

Payment conditions

- 1) The tenant agrees to pay the deposit listed on the reservation confirmation by the specified date and the outstanding balance no later than 21 days prior to arrival in Saas-Fee. If a reservation is made less than 30 days prior to arrival, then the full amount is due upon confirmation of availability. Payment by credit card is not possible. Bank details for wire transfers will be provided upon confirmation of your reservation.
- 2) The visitors tax is to be paid in cash (CHF/EUR) to the On-site Manager at the Hotel Allalin.

Arrival

- 1) Upon arrival please collect your keys at the front desk of the Hotel Allalin (Nr. 35; N/5).
- 2) Saas-Fee is a car-free resort. Paid parking for your car is available in the garage at the entrance of the village. If possible park your car on the Parking Lot 1 [the open air top two decks] which is closest to the Hotel Allalin and to Malou Troubadour. If you park in the garage, we recommend that you unload your luggage at terminal A or B and remember your parking lot and terminal number. We provide free taxi transport from the Car Park, the Post Office or the Tourist Office via the Hotel Allalin to Malou Troubadour on arrival and for the reverse trip on departure. Full details will be provided upon final confirmation of your reservation [following payment of (the balance of) the rental fee.

Additional information

Rubbish must be placed in the official grey garbage bags only and deposited at the nearest "Rubbish Hut" ["Kehrichthaus"]. Two rubbish bags are available ready for use at the apartment, and additional ones may be obtained from the Hotel Allalin. There is also a recycling centre for PET and glass bottles, paper and aluminium right by the parking lot.

Departure

- 1) The flat needs to be vacant on departure day no later than 10:00 a.m.. Please deposit the keys at the hotel Allalin. If the reception is closed you can deposit the keys in the mailbox at the entrance door of the hotel.
- 2) The apartment must be left in good, superficially clean, and tidy condition, i.e. especially in the kitchen, the stove, oven and fridge are to be thoroughly cleaned, dishes and pans must be washed and stored where found. Please also remove the sheets from the beds and put them together with the bath and kitchen towels on the table.

Applicability

The present Terms and Conditions shall apply to the contract between the landlord and the tenant to the exclusion of any terms or conditions of the tenant, unless agreed upon in writing by both parties.