

Lease Contract

1. Parties and Leasing Period

Landlord: Fam. Annelies und Jürg Attinger Blaurockstrasse 36 8260 Stein am Rhein Tel. +41 52 741 16 38	Tenant:
Renting period:	
Place, date and signature:	Place date and signature:

2. Leasing Object

2 ½ room vacation apartment, 8260 Stein am Rhein, Blaurockstrasse 36, with front garden and parking

3. Rates

	Main season: June, July, August und September	Low season: October trough May
Weekly: Incl. side costs as: linen, towels, final cleaning, visitor's tax, waste taxes, parking.	CHF 700.00	CHF 560.00
Monthly: Reduced taxes, depending on length of leasing period (upon agreement)		

4. Reservation

On making a reservation by email you will get the confirmation also by email. Reservation by mail: Please send the signed contract to the landlord. You will get a signed copy back. This serves as contract as well as an invoice. The contract becomes effective only after reception of the signed copy at the landlord. If this does not happen within 10 days, the landlord is to decree of the apartment. Cancellation after accomplishment of the contract is part of §12.

5. Payment

For leasing periods shorter than 30 days: Due date is 30 days prior to arrival. For reservations placed with a lead-time shorter than 30 days the full amount is due at reception of the contract.

For leasing periods longer than 30 days: The due date for the first month is 30 days prior to arrival. The due date for following months is the end of the previous month.

Banking account: Postcheck account 82-16278-4, Juerg und Annelies Attinger, or our account no. 42 0 159 331/05, IBAN CH74 0840 1042 0159 3310 5, SWIFT MIGRCHZZ80A (Migros Bank, Bahnhofstr. 8, 8200 Schaffhausen). Sorry no credit cards.

6. Leasing period

The minimum duration is 5 days (or CHF 500.00). Hand over on arrival earliest 3.00 pm, on departure the latest by 11.00 am.

7. Occupation

The maximal occupation is 4 adults and one child.

8. Pets

Sorry, no pets allowed.

9. Complaints and Damage

The tenant commits to handle the house and its furnitures with care. The tenant accepts the rules of the house, especially no smoking in the house and nights rest from 10.00 pm. If damage or deficits should be discovered, they should be reported immediately to the landlord, or else the landlord assumes that the house has been handed over in good condition.

The tenant is responsible for damage he and his guests caused. Any damage should be reported immediately, at latest at the end of the leasing period. The tenant is responsible for the damage discovered after the end of the leasing period.

10. Responsibility of the Landlord

If the landlord can not fulfill the contract, the lodger can claim for the maximal the amount of the contract or for leasing periods longer than 30 days for maximal the amount of a 30 days leasing period.

11. Responsibility for Unforeseeable Incidents

The landlord is not responsible for incidents like closed roads, noise immissions, outage of electric power, catastrophes, civil disturbance, strikes etc.

12. Cancellation and Contract Changes

The following fee applies for changes of the contract.

31 and more days before arrival:

CHF 35.00

30 to 10 days before arrival:

50 % of the contract or max. one month

9 to 1 days before arrival:

80 % of the contract or max. one month

Cancellation on the day of arrival or early departure:

100 % of the contract or max. one month

13. Law of Contract

Only Swiss laws apply, Jurisdiction is Schaffhausen, Switzerland.