

Rental Terms and Conditions for Zuidwester De Panne

1. Payment Terms

For reservations made more than 8 weeks before the check-in date, a 30% deposit is required. For reservations made within 8 weeks of the check-in date, a 50% deposit is required. The balance and security deposit must be paid no later than 2 weeks before the check-in date.

The final cleaning is included in the rental price. Bed linen, bath towels, and kitchen towels are not included in the rental price, but can be ordered as an option.

All payments are to be made via bank transfer.

The security deposit will be refunded by bank transfer, with any deductions for damages, no later than 14 days after departure.

2. Cancellation Policy

If the reservation is canceled less than 4 weeks before arrival, 20% of the rental price will be charged. If canceled less than 2 weeks before arrival, 50% of the rental price will be charged. If canceled less than 1 week before arrival, 100% of the rental price will be charged.

No refund will be given in case of early departure or if the apartment is not used.

3. Rental Conditions

The renter will receive 2 house keys, 2 keys for the garden window, and 2 keys for the garden gate upon arrival. In case of loss of a house key, €90 will be deducted per lost key from the security deposit. For other keys, the deduction is €20.

Subletting of the apartment is not allowed.

The apartment allows overnight stays for a maximum of 4 people (5 if a child under 18 months stays). Only the named individuals, with specified addresses, who were listed by the renter at the time of booking, are authorized to stay in the apartment. Overnight stays by visitors are not permitted.

The apartment can be checked into on the day of arrival from 3:00 PM and must be vacated by 10:00 AM on the day of departure.

Water, gas, and electricity consumption are included in the rental price, provided that usage is normal (gas and electricity meters are digital):

- Normal water usage: 80 L/day/person, additional at €9/m³ excluding VAT
- Normal electricity usage: 6 kWh/day, additional at €0.80/kWh excluding VAT
- Normal gas usage: 25 kWh/day between November 1 – April 30, and 10 kWh/day between May 1 – October 31, additional at €0.35/kWh excluding VAT

Upon departure, the kitchenware must be cleaned and neatly put back in place, and the dishwasher emptied. The oven, microwave, fridge, and barbecue should be left clean and in good order by the renter.

All items in the property remain the property of the owner. Furniture should not be moved between rooms.

Garbage disposal: see the information brochure.

The owner cannot be held responsible for temporary interruptions in electricity, gas, internet, or water supply.

The renter's own electrical devices must be in proper technical condition and must not overload the electrical installation. It is not permitted to charge an electric or hybrid vehicle via the apartment's electrical system or communal areas.

A strict no-smoking policy applies in the apartment and common areas of the residence.

The renter uses the vacation apartment at their own risk. The owner cannot be held liable for personal injuries during your stay and/or any damage or loss suffered by the renter.

The owner may enter the property at any time to check internal installations or for garden maintenance without the renter's permission. The owner must respect the renter's privacy.

It is forbidden to bring flammable, explosive, or odor-emitting substances into the building.

Common areas such as the entrance hall, stairs, landings, and corridors must always be kept clear.

Pets are allowed by prior arrangement before booking. If allowed, pets must not cause disturbances to other residents. Pets should not be left unattended in the apartment. The pet owner is responsible for any damage caused.

The renter must ensure that no disturbance occurs to the peace in the building. The use of musical instruments, radios, TVs, and music players is permitted, but only on the condition that these devices do not disturb other residents.

The use of the elevator is prohibited for children under twelve years old who are not accompanied by an adult.

The apartment is rented for family and vacation use only. It cannot be rented for parties, bachelor weekends, or similar events.

In the event of a breach of the above provisions, the rental agreement will be immediately terminated, and access to the apartment will be denied. The security deposit will be forfeited to the landlord. The renter remains liable for the full rental price, notwithstanding the landlord's right to seek full compensation for any damages. After the termination of the agreement, the owner is entitled to rent the apartment to another party.