

Rental Terms and Conditions

Thank you for the good choice! We hope that you will enjoy your stay. Therefore, there are common rules to ensure that you and other future guests will also enjoy their stay.

The rental properties of Villa Långstrand (legal name Långstrand Gård) are Villa Mustikka and Villa Pihlajanmarja (later "Villa") are subject to these Terms and Conditions. These Terms and Conditions also apply to other services provided by Villa Långstrand, such as "Långstrand Luxe". These Terms and Conditions are binding for both parties (Villa Långstrand "Landlord" and Customer "Tenant") after the Customer has made a confirmed reservation.

Holiday Property

These terms and conditions concern the Villa its surrounding area. In addition, Tenants may have purchased additional services ("Additional Services") such as Villa's Outdoor Jacuzzi, right to use the Tennis Court, right to use the Beach Volley field, right to use the Boat Slip, extra beds in the Granary, right to use the Rowing Boat or Rental Kayaks. There can be separate fees and/or deposits, instructions and Terms and Conditions for each Additional Service.

Destination address and Landlord contact details:

Villa Långstrand
Långstrandintie 460, 10600 Tammisaari, Finland
Mobile +358 40 5447586
Mobile +358 40 5358989

Reservation and Payment Terms

Reservation and cancellation terms as well as the payments are as agreed at the platform the Tenant has used. In case of a direct reservation from the Landlord, the terms are as agreed in the written offer. Any additional instruction or rule given by the Landlord to the Tenant is considered an integral part of this document.

No later than one week before the rental starting day, the Tenant is provided with the driving instructions, information about the keys and possible other information and instructions. All this is sent to the Tenant's email or communicated via online reservation system.

Deposit Guarantee (Damage Deposit)

For each reservation agreement, we either require cash deposit (advance bank transfer) or pre-authorization of the credit card, later called as "Guarantee".

In case of the cash deposit, the Tenant must make a deposit according to the rental invoice for a guarantee to the Villa Långstrand's bank account no later than seven (7) days before arrival. In case the deposit payment is not done, the keys are not given to the Tenant and no payments already done are returned.

Villa Långstrand may use the Guarantee for example to cover any extra cleaning costs, broken items or disappeared items. In case the damage is higher than the Guarantee, the Tenant is separately responsible to cover any extra cost incurred. For cash deposit, the unused Guarantee will be returned to the Tenant within ten (10) days from the final inspection, to a European bank account given by the Tenant. Any cost related to the bank transfer is deducted from the Guarantee.

Fees and Deposit for Additional Services

For some Additional Services there are separate fees and deposit required prior using the corresponding Additional Service. Amount and terms are agreed upon customer making the reservation for this Additional Service. Please note that some service such as the Outdoor Jacuzzi require advance reservation and may not be available later. If Tenant uses Additional Service without ordering the Additional Service ("Unauthorized Use"), the Tenant will charge higher fees and it may be a cause for termination of the stay.

Villa Långstrand may use the deposit for example to cover any extra cleaning costs, broken items or disappeared items. In case the damage is higher than the deposit, the Tenant is separately responsible to cover any extra cost incurred. Unused deposit will be returned to the Tenant within ten (10) days from the final inspection, to a EU bank account (with SEPA bank transfer) given by the Tenant. Any cost related to the bank transfer is deducted from the guarantee.

Villa Långstrand's Right to Cancel the Reservation and/or the Stay

In case of Force Majeure or other reason forbidding the Landlord to provide the services as offered, Villa Långstrand can cancel the reservation without any charges. Tenant will be paid back any reservation charges and fees already paid. External fees such as credit card fees are not returned.

In case there is Tenant activity of any kind against these (or any other given rule) Terms and Conditions, the Landlord has a right to interrupt the stay and no fees or charges are returned to the Tenant.

In case the reservation or rental fees are not paid as agreed, Villa Långstrand can cancel the reservation without any separate communication

Stay at the Resort

You are welcome to Villa Långstrand! Villa is at your disposal starting at 16:00. Checkout time is 11:00. Different check-in/check-out times can be separately agreed.

Key delivery is agreed in advance. In general, you will get the keys in person from the Landlord. In case the Landlord is not present, the Tenant will be informed about the key location (key box) and the pin code with mobile phone SMS. In case the Tenant does not arrive at the time agreed, or the Tenant does not inform about the arrival time in advance, Villa Långstrand cannot guarantee key delivery. Upon end of the rental, the key is left to the key box and locked as instructed or to the meeting room table if so agreed.

Certain amount of firewood is included in the offer in the colder season. Extra firewood is charged according to the price list. The kitchen has standard cookware and dining utensils, and bedrooms have mattresses, blankets and pillows. Villas have basic equipment such as dish soap, toilet paper, kitchen roll and cleaning equipment but the Tenant is responsible for the adequacy of the above-mentioned items. The reservation includes the bedding and towels as indicated in the offer.

The Tenant has the right to use the Villa Långstrand area freely but at own risk. Please note that the privacy of the other villa and other buildings has to be respected. You can always ask us more about this.

Because we want to ensure the privacy of our guests, we restrict the right to use and move around the property as well as use of any Additional Service in the area to only those persons included in the rental agreement, and it cannot be extended to any other party (such as additional Tenant guests) without written advance agreement with the Landlord.

Please note that the number of the persons in the reservation is the maximum number of persons present at the Villa at any time. Each unique person is signed in

during the check-in process. Deviation from this rule (for example day guests) can and has to be agreed in advance.

The agreement regarding the rental is meant for normal accommodation and no special events or parties deviating from normal family use or anything similar, is allowed without an agreement made during the reservation.

Southern coast of Finland has increasingly many ticks so please take that into account.

Villa has its own deep well for fresh water. As water is a limited resource you should consume it sparingly. There is a remote-controlled water leakage alarm system and it can also alarm in case of extensive use of water. If such an alarm happens, you need to call the Landlord to reset the system. Fresh water is processed through the water cleaning system but it can still have occasional signs of odd color or smell. Fair use of water is included in the rental agreement and extensive or unusual use of water will be charged separately.

The Tenant is responsible for the cleanliness of the villa during and after the rental period. Villa should be left in tidy condition at the end of the rental period even a normal departure cleaning is included in the price. Extraordinary cleaning is charged according to the price list.

Maximum number of persons allowed to use the Villa is as indicated in the reservation.

Upon arrival, the Tenant must read and carefully follow the Villa User Guide.

Safety

All and any stay, getting around the area and use of equipment or service at the premises of Villa Långstrand is strictly at the own risk of any person at the Tenant's party. Each person is, for example, responsible for any leisure time insurance.

There are security cameras at the estate and also at the entrance of the Villa (outdoors).

Please also note the following

- The use of boat slip and/or boat dock is at the own risk of the Tenant. Use of this Additional Service is only allowed if ordered in advance. The depth of waterway entrance to the laguna is about 1 m at normal water height level.
- Use of the boat slip and boat dock is in any case allowed for only people staying in the Villa.
- Any fishing license required must be obtained by the Tenant.
- No pets are allowed in Villa Långstrand.
- Open fire (such as coal grill, disposable grills, campfire) is strictly forbidden everywhere in Villa Långstrand.
- Smoking inside and at the outside terraces is strictly forbidden. Smoking is forbidden everywhere in Villa Långstrand property. Extra high sanction fees apply for breaking this rule.
- PLEASE NOTE that in addition of extra charges, breaking the above-mentioned restrictions regarding pets, open fire or smoking means immediate cancellation of the stay.
- For security reasons, the Villa's outside areas may have a recording surveillance system. This is only used if problems need to be clarified later.
- There are also security cameras at other common areas of Villa Långstrand and in all technical rooms which Tenant should not enter.
- Tenant must not cause disturbances to the neighbors with unnecessary noise or other inappropriate behavior.
- Use of tent, caravan or use of other rented equipment is forbidden.
- There is some leisure equipment for badminton, croquet and other activities free to use – please ask for more details.

Tenant's Responsibilities at the Check-Out Time

You will get the Villa starting at 16:00 and you need to check-out by 11:00. Returning the keys should be agreed with the Landlord. Keys may also be left in the key box if so mutually agreed in advance.

The Villa must be left in a tidy condition so that the cleaning can be done normally. There is a separate extra-high sanction fee for smoking against these terms and conditions. Extraordinary cleaning (for example, washing the carpets), will be charged separately from the deposit.

The dishes should be washed by the Tenant (there is a dishwasher) and all trash taken to the outside trash can. Any recyclable cans and bottles need to be put in separate bags, or taken away by the Tenant. Any extraordinary trash must be taken away by the Tenant.

Terms and Charges for Damages

The Tenant is responsible to protect the premises and furniture against any damage. The Tenant is responsible for the full amount of any damages caused to the Villa, furniture, or other equipment. Any damage or incident must be reported immediately to the Landlord. Please note that the Tenant is also responsible (for the full amount) any damage or scratches to any surfaces or furniture, even in the case the damage has been unintentional. Also any issue or problem that has not informed in a timely manner to the Landlord, and which may cause damage in the future, are within the responsibility.

In case the damage or other related issues cause substantial harm, or the Villa cannot be rented at all, the Tenant is responsible for all direct and indirect costs, including any cost related making the villa rentable again, to the full amount.

The Landlord has the right to charge a fee of minimum 250€ for any lost key or keys not returned. Please keep take care of the keys!

In case there are faults or villa is lacking something, please immediately talk to the Landlord (Antti, mobile +358 40 5447586). You can always ask for advice or instructions, and we are happy to help you!

Force Majeure

Villa Långstrand is in a remote area, and for this reason there can be breaks in the electricity supply or other natural incidents (such as blue-green algae in the sea water). There are many kinds of animals in the area, for example deer, ticks, mice, and insects. Your stay here is always at your own risk. We recommend that you always only use our paved roads while getting around Villa Långstrand area. First-aid equipment is available from the Landlord. We take no responsibility for any harm or damage caused

to the Tenant because of unexpected events such as break in the electricity supply, any natural phenomenon such as bad weather or blue-green algae in the sea water or any other force majeure reason beyond our control and which Villa Långstrand could not reasonably have avoided.

Rights for Changes

Villa Långstrand has the right to change these Terms and Conditions without prior notice. The valid Terms and Conditions are always available in the Villa or from the Landlord.

Notes and Complaints

If the Tenant does not inform the Landlord about any defect or flaw right away during the rental period, the Villa and or any other related service will be seen accepted and according to the agreement. Defects or flaws communicated only after the rental period cannot be mutually checked, and Villa Långstrand is not responsible for any compensation.

In case the Tenant interrupts the stay prematurely and leaves the resort, no compensation is paid for the unused time.

I hope you understand that these terms and conditions are to ensure everyone enjoys the stay at Villa Långstrand.

Welcome to enjoy your holiday!