

Terms of rent

Booking/reservation

These terms will become binding for both parties when the customer has paid the reservation fee for the holiday cottages that has been booked or has paid the entire payment at once. The reservation fee is 25% of the whole payment and it is non-returnable. International bookings can be made via email.

Cancellation

A cancellation is considered to happen when the information has been received. In case of delays or the information fails to arrive, the cancellation can be accepted if the customer can prove that the cancellation has been done and sent at the correct time. The reservation fee will be withheld in case of cancellation. In case the cancellation is done later than fourteen (14) days before the beginning of the holiday the whole rent will be charged. Completed reservation fees are non-returnable. The customer has the right to get the payment back, excluding the reservation fee, in case the cancellation is made because the customer or a member of the customer's family suddenly gets sick, has a serious accident or dies. The cancellation has to be done without delays and the incident must be proved in a reliable way (e.g. medical certificate). If the cancellation is done during the holiday the payment will not be refunded.

Lessor can terminate the tenancy

In case of force majeure, the lessor can terminate the tenancy. The lessor is obligated to inform this to the customer with no delays. The customer has right to get the whole payment back if the lessor terminates the tenancy.

Keys

Keys to the cottage will be handed to the customer at the cottage or separately agreed location. The customer will receive the keys on the arrival day and the keys must be handed back to the lessor on the departure day.

At the holiday cottage

The cottage is available for the customer from 16.00 (4pm) on the arrival day to 12.00 (noon) on departure day, unless informed otherwise. Rent includes electricity, water, fire wood, a fish trap, fishing permits, pillows, furniture, cutlery for cooking and eating. **Rent excludes barbecue charcoal, kitchen paper, toilet paper, sheets/linen and personal hygiene products.**

During and/or the end of the holiday the customer is responsible for cleaning the cottage. The customer is responsible for the following: taking out the trashes, vacuuming the floors, if necessary washing the floors, washing the dishes, cleaning the stove, oven and outdoor grill, removing stains, putting things back where they belong, airing bedclothes/making the bed, cleaning the washroom and sauna. In case of the improper final cleaning, the lessor has the right to charge a cleaning fee, (60€-120€).

In case of damage

The customer is responsible for paying the damage done to the resort or to the property directly to the owner of the resort.

Number of persons

The cottage is meant to accommodate maximum of five (5) people. Possible overnight guests must be separately agreed on with the lessor. Using a tent or a caravan on the resort area without the lessor's permission is prohibited.

Complaints

Holiday cottages are located in the countryside so customers have to be prepared for wildlife and natural occurrences like storms and power cuts. The lessor is not responsible for blue-green algaes in the lake or any trouble caused by animals to the customers.

Rental periods

During summer the minimum rental period is usually one week and the changing day is Sunday. You can also ask for shorter rental periods. The cottage is available for the customer to use from 16.00 (4pm) on the arrival day to 12.00 (noon) on the departure day, unless informed otherwise. Seasonable prices and rental periods apply i.a. during Christmas, New Year and Midsummer.
