



## Terms and Conditions

These Terms and Conditions are intended to guarantee a good quality of service to all guests of B&B 52 and to create and maintain a pleasant living environment.

### Definitions

1. The following names are used in these Terms and Conditions:
  - owner: the owner of B&B 52;
  - tenant: the person in whose name a room is reserved in B&B 52;
  - guest: the tenant or a person registered by the tenant who uses or will use B&B 52.

### Application

2. Following Terms and Conditions apply to all reservations in B&B 52, including any additional services.
3. By staying in B&B 52, guests declare that they agree with the Terms and Conditions.
4. All guests must without exception, comply with the Terms and Conditions. If a guest violates the Terms and Conditions or does not follow the directions of the owner, the owner has the right to cancel his reservation, with immediate effect and without refund or compensation. In those cases, offenders must leave B&B 52 upon first request.
5. The Terms and Conditions may at any time and without preliminary notice be changed by the owner.

### Prices

6. There are only double rooms in B&B 52, which are also available for single use. In the case of single use both beds are dressed because of a neat and cozy appearance of the room. The lowered single use rate is solely granted when only one bed is used.
7. The price of the rooms includes the costs for electricity, heating and water, the use of bath and bed linen, the use of common appliances and facilities, as well as taxes.
8. The rates are valid all year.

### Reservation

9. The tenant must be 18 years of age or older.
10. The amount of the reservation must be credited to the account of the owner within 8 days after confirmation of the reservation request or online booking.
11. If in the case of late reservation the amount cannot be credited in time, then the full amount must be paid on arrival, unless the tenant can prove that the bank transfer was performed. In the case, only cash in Euro is accepted.



12. The full amount of the reservation must in any case be paid before the beginning of the stay.
13. If the payment conditions are not met, the owner can cancel the reservation.

### **Cancellation**

14. If the tenant cancels all or part of his reservation prior to arrival, the following cancellation fees are due:
  - 100% of the full amount of the reservation in the event of cancellation 14 days or less prior to the beginning of the reservation;
  - 50% of the full amount of the reservation in the event of cancellation 30 days or less prior to the beginning of the reservation;
  - 25% of the full amount of the reservation in the event of cancellation more than 30 days prior to the beginning of the reservation;
15. If the tenant did not arrive at the time of the reservation without notification, it is regarded as a cancellation.
16. If the tenant must leave early, he must notify the owner. In that case, no refund or compensation is possible.
17. If the owner in case of force majeure must cancel all or part of a reservation prior to the beginning of the reservation, any prepayment is fully refunded. Should this be done during a stay, then the amount corresponding to the residual part of the reservation is refunded. Any other form of compensation is rejected.

### **Bicycles**

18. There are two bicycles available to the guests. The use of these bicycles is free of charge.
19. Before use, a cash deposit of 50 euro per bicycle must be paid to the owner. This deposit is fully refunded when the bike is returned in its original state.
20. The timing and duration of the use will be determined in consultation with the owner.

### **Residence**

21. The rooms are available from 5 PM on the day of arrival to 10 AM on the day of departure, unless otherwise agreed with the owner.
22. Upon arrival all guests must present a valid identity document (passport or identity card) so the owner can register them in accordance with the legal requirements.
23. A room may only be used by the persons listed in the reservation, unless in advance otherwise agreed with the owner. Visitors for guests are not allowed unless otherwise agreed with the owner.
24. Breakfast is served in the room. The timing of the breakfast will be determined in consultation with the owner.



## House Rules

25. Smoking is not allowed in the entire house, nor in the garden.
26. Pets are not allowed in B&B 52.
27. Guests have no access to rooms and areas marked 'PRIVE' (private).
28. Each guest is responsible for an orderly course of events in and around the house.
29. Do not cause nuisance (noise). Make sure that the TV in your room does not disturb other guests. Accept normal living noise of other guests.
30. Respect the peace in the building. Between 10 PM and 7 AM there should be silence in and around the house.
31. B&B 52 is located in a residential area. If guests affect the living comfort of local residents, the owner is entitled to immediately terminate their residence without refund or compensation.
32. Switch off electrical appliances after use. Close the door and turn off the light when you leave a room.
33. From the viewpoint of fire prevention it is not allowed to burn candles or to use matches, lighters, etc. anywhere in the house.

## Damage and Liability

34. Any use of B&B 52 and its facilities and resources are at your own risk.
35. The tenant is always responsible for loss of or damage to the accommodation or inventory of B&B 52 which occurs during the use thereof by himself or his accompanying guests.
36. Any form of damage to B&B 52 must immediately be reported to the owner. The damage must be paid on the spot unless the reporter can show not to be responsible.
37. If B&B 52 is not left behind in good condition, additional fees will be charged, to be paid immediately by the tenant.

## Complaints

38. On arrival, guests will be shown around B&B 52 so that any shortcomings can be identified early. If there are still things that were overlooked on, immediately notify the owner.
39. All rooms in B&B 52 are kept clean and the correct operation of the facilities is regularly checked. If during your stay a facility should break down, report it to the owner as soon as possible. Complaints that are reported at the end of a stay or thereafter are not admissible.

## Website

40. The copyright of the information on the website of B&B 52 lies with the owner, provided that such rights are not vested in third parties whose information is available on the website.



41. There may freely be referred to the website of B&B 52. The owner is not responsible for the contents of any website that refers to the website of B&B 52.
42. The owner may at any time change the published information about B&B 52 on the website, including prices and availability.

### **Legislation and jurisdiction**

43. In case of disagreement about reservations that cannot be resolved by mutual agreement, the authorized court in Belgium will decide.