

General terms and conditions (GTC) – cottage TULI

1. Booking / Rental contract / Conclusion of contract

Enquiries and bookings are sent to the landlord by email. If the holiday cottage is available, he will issue a rental contract to the renter. After receipt of the rental contract signed by both parties by the landlord, the contract is considered to be concluded and thus binding for both parties. After receipt of the signed rental contract, the landlord sends the renter a definitive booking confirmation together with the invoice for all booked rental properties by email. The minimum stay is 5 nights.

2. Subject matter of the contract

The services listed and selected in the rental contract.

3. Prices and terms of payment

The price to be paid is shown on the homepage. Prices are subject to change. Unless otherwise stated, all prices per booking are in euros and include VAT. 40 % of the total price must be transferred to the landlord as a deposit within 14 days after the final booking confirmation with invoice. The remaining amount is due 30 days before arrival at the latest.

In case of a contract conclusion (delivery of booking confirmation with invoice) less than 30 days before the start of the rental period: In this case, no down payment is due, but the total amount is to be transferred to the landlord within 7 days.

Payments not made on time entitle the landlord to withdraw from the contract. Cancellation fees (see point 4) will be charged to the renter.

4. Cancellation

Cancellations by the renter must be made in writing (e-mail). Decisive for the calculation of the cancellation costs is the time at which the written notification is received by the landlord. In the case of cancellations, the following cancellation costs will be charged to the hirer:

- up to 60 days before the start of the rental period, 40% of the invoice total (deposit)
- 60 to 31 days before the start of the rental period, 80% of the invoice total
- 30 days before the start of the rental period or absence without notice or during the rental period, 100% of the total invoice amount

If the cancellation is received by the renter less than 30 days before the start of the rental period, the full amount will be due. Should another renter book the holiday cottage at short notice during the same period for the same price, the landlord will be obligated to charge only the deposit.

It is recommended that you take out travel insurance (cancellation costs).

5. Arrival and departure

On the day of arrival, the holiday cottage is ready for occupancy (unless otherwise agreed) from 6 pm to 9 pm. For the purpose of renter reception/instruction with handover of keys, please contact us as soon as possible, at the latest 5 days before arrival.

On the day of departure, the holiday cottage will be handed over to the landlord at 11.00 a.m. at the latest. By this time, the renter must be ready to leave. The dishes, glasses, gas grill etc. are cleaned and tidied up, the garbage cans emptied, waste disposed of and the refrigerator / freezer cleared out. The final cleaning is included in the package.

6. Holiday cottage/rental items/house rules

The holiday cottage and any additionally rented items (snowmobile, mountain bikes, sup-boards, etc.) must be handed over to the landlord in the same condition as when the rental began. Should there be any defects or should occur during the rental period, the landlord must be informed immediately. The renter is liable for the damage caused to the rental property, the inventory (for example: broken dishes, damage to the floors or furniture) and the rented items during the rental period. This also includes the cost of lost keys). Should the landlord still after departure of the renter. Discover defects / damage, he must inform the tenant in writing (email) within five days.

The inventory is to be handled carefully and only intended for the stay of the holiday cottage. The renter is also liable for the fault of his fellow passengers. Damage caused by force majeure is excluded.

There is a strict smoking ban in the holiday cottage. In the event of infringements, the landlord may charge a cleaning fee of up to EUR 1'000.00. Outside the holiday cottage, ashtrays are available, where the smoking goods must be disposed of.

The holiday cottage (incl. outdoor sauna / hot pot) and the entire property may only be used by the renters. Fireplaces are not allowed to be set up on the entire property.

In case of snowfall during the rental period, the renter is responsible for the cleaning of the terrace, stairs, stage and paths.

7. Pets

The accommodation of pets of any type is only permitted with the prior written consent of the landlord. The landlord charges a reasonable surcharge for the accommodation of animals. If animals are accommodated without the prior consent of the landlord, the landlord may charge an additional cleaning fee of up to EUR 100.00. The owner of a dog is responsible for disposing of the animal's excrement in the designated waste container.

8. Cancellation by the landlord

In the event of cancellation by the landlord, as a result of force majeure or other unforeseeable circumstances (e.g. in case of serious accident/illness of the landlord); the liability is limited to the reimbursement of the booking costs already paid. In the event of such a withdrawal, no claims of the renter for damages (e.g. travel costs, hotel costs, etc.) arise.

9. Liability of the landlord

The landlord is responsible for the proper provision of the rental properties. Liability for failures or faults in the water, power supply or mobile/tv network (incl. WLAN) as well as events and consequences due to force majeure are hereby excluded.

10. Data protection

The renter agrees that necessary data about him will be stored, changed and/or deleted within the scope of the contract concluded with him. All personal data will be treated with absolute confidentiality.

11 Applicable law

All legal relationships under this contract are subject to Finnish law. Possible disagreements will be

Driving instructions from the large roundabout in Ivalo (S-Market):

The address of the cottage is: [Mustaniementie 29, 99800 Ivalo](#).

Follow the main road (Ivalontie) E4/E75 in the direction of Inari for about 10.3 km until the turn-off to the left into Rahajärventie. Follow Rahajärventie for 1.5 km and turn left at the first junction. Continue and pass the small harbour/public barbecue area with a small sandy beach and fishing spot. Follow the road, which goes over the hill on the left, down to Lake Rahajärvi. There you turn right and follow the road until you reach the Mustaniementie road sign. There you turn left. Follow the road for about 100 metres to the turning area and turn left onto the access road to the cottage (signposted Tuli).