

Contract terms & House rules



Terms and conditions for renting the holiday apartments of Casa Odmor

1. General information

Landlord: Michael Schmidt

Address: Frankopanska ulica 17, 23235 Vrsi, Croatia

Holiday apartments: Casa Odmor – Units: Bura (up to 4 people), Jugo (up to 3 people) and Maestral (2 people, also suitable for short-term rentals from 1 day).

2. Rental period and booking

- The minimum rental period is 4 days, except for the Maestral apartment, which can be rented from 1 day. The maximum rental period is 30 days.
- A booking is considered binding as soon as the deposit (30% of the total amount) has been received in the landlord's account.

3. Prices and payments

- All fees, including final cleaning and visitor's tax, are included in the final price.
- The deposit is 30% of the total amount and is due upon booking.
- The final payment and the deposit of €150 are to be made no later than 4 weeks before the start of the rental period. If the booking is made less than 4 weeks before the start of the rental period, the total amount is to be paid immediately.

4. Security deposit and damages

- The security deposit is €150, except for Maestral for a rental period of less than 3 days.
- The deposit will be refunded to the tenant's account within 4 days of departure, provided that no damage is found and the property has been left in a clean and tidy condition.
- If the property is not left in a clean and tidy condition, part of the deposit may be retained as a cleaning fee.
- Damage to the accommodation will be charged. If the repair costs exceed the deposit, a subsequent claim will be made. If the costs are less, the remaining deposit will be refunded.
- Please report any damage, whether self-inflicted or pre-existing, to us immediately.

5. Cancellation policy

The customer has the right to withdraw from the concluded contracts before the start of the trip. In the event of withdrawal, we are entitled to demand flat-rate cancellation fees. The flat-rate cancellation fees are:

- up to 60 days before the start of the rental period: 30% of the confirmed price
- from the 59th day before the start of the rental period: 50% of the confirmed price
- 80% of the confirmed price from the 35th day before the start of the rental period
- 100% of the confirmed price for no-shows
- Cancellation free of charge is possible within 24 hours of booking.
- A refund of the already paid travel price in case of early departure is not possible.

6. Check-in and check-out

- Check-in: from 3:00 p.m.
- Check-out: by 10:00 a.m. at the latest
- The keys are usually handed over personally by the landlord. All persons using the accommodation must present an official document (e.g. passport or ID card) in order to comply with the Croatian registration requirement.

7. House rules

- **Quiet hours:** Night-time quiet hours are from 10 p.m. to 7 a.m.
- **Cleanliness and maintenance:** Please leave the apartment in a clean condition. Dishes should be washed and put away upon departure. Return (deposit) bottles before departure or dispose of them in the appropriate garbage can. Cleaning utensils can be found in the cupboard in the hallway. If the tenant fails to clean the property or does not clean it properly, we are entitled to charge for a follow-up cleaning.
- **Inventory:** Please treat the apartment and its contents with care. Do not move any furniture; if you cannot avoid doing so, please consult with us. Close the awnings in strong winds and when you are absent. Towels and other items from the apartment do not belong on the beach or used for other purposes.
- **Waste disposal:** Please dispose of your rubbish in the designated containers behind the house (orange lid is for packaging, paper, glass; green lid for residual waste). Please dispose of nappies only in a bag in the residual waste bin to avoid unpleasant odours.
- **Smoking:** Smoking is not allowed in the entire apartment. Smokers are asked to smoke only on the balcony or in the front garden.
- **Air conditioning:** The systems are designed to cool the bedrooms and not to cool the entire floor. The lowest cooling temperature must not fall below 24°C. Switch off the devices when leaving the apartment, do not use them with open windows. We reserve the right to throttle the air conditioning in case of improper use.
- **Damages:** Please report any damages or defects to us immediately so that we can fix them promptly. The guest is liable for any damages caused by improper use. Damages that exceed the deposit must be paid separately.
- **Liability:** The landlord is not liable for the guest's personal belongings. Please make sure to close the doors and windows when you leave the apartment.
- **Visitors:** Visitors and overnight stays of unregistered guests are not allowed.

8. Liability and insurance

- The tenant is liable for all damages caused by him or his fellow travellers during his stay.
- The landlord does not provide additional insurance for damage to the property.

9. Data protection

- In accordance with Croatian registration requirements, the landlord records the personal data of the tenants, including name, address and the number of an official document (e.g. passport or ID card). This data is used exclusively for legal registration and processed in accordance with the applicable data protection regulations.

10. Miscellaneous

- By booking and paying the deposit, the tenants agree to the terms of the contract.
- Pets are not allowed in the accommodation.
- Bedding is freshly made upon your arrival.
- We provide sponges, rags, bath, hand and kitchen towels (made of fabric).
- You must bring your own bath towels, beach mats and the like. The bath and hand towels we provide are not intended for the beach.
- 2 rolls of toilet paper are provided upon arrival. Further consumption must be covered by the tenant.
- Wi-Fi may only be used for streaming and visiting normal websites. Downloads of illegal content and other services that use a lot of bandwidth are not allowed. By logging into our network, these terms of use are deemed to have been accepted.

The location of the contract is Vrsi, Croatia, November 2024

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