

Rental terms for the Torre Frisi

We would herewith like to announce the rental terms for the Torre Frisi to you. The rental terms describe the rules of the house, the reservation and payment process. By reserving and signing before rental commencement you agree to these rental terms.

Booking and down payment:

For a booking we will need your first name, your surname as well as your full address, telephone number and passport number (CPF for Brazilian guests). You will receive a booking confirmation by post or by email from us. Our bank data and a down payment amount of over 30 percent of the whole amount are noted on the booking confirmation. The down payment must take place within 7 days after receiving the booking confirmation. Otherwise the reservation will expire.

Payment:

The remaining amount is to be transferred 3 weeks before rental commencement. Spontaneous guests, who book the Torre Frisi on the spot, shall pay the whole amount of the period of occupation in cash on the day of arrival when the keys are handed over. Unfortunately, EC or credit cards are not accepted.

Deposit:

The deposit has to be paid in cash upon arrival in Reais, Euro, US Dollars or Swiss Francs. The amount varies from 200 to 500 Reais, depending on the rental period. The sole purpose of the deposit is to safeguard the landlord's interests in regard to possible damages to the house. The deposit will be reimbursed when leaving, as long as the house or its inventory has not been damaged.

Arrival/departure:

To be able to prepare the house for the next guests, we kindly ask you to leave the house by 11h. Arrivals are only possible after 16h. On days when there is no change of guests, arrival and departure can be arranged individually. Concerning the hand-over of keys, please contact the landlord by mail a few days before your arrival.

Provisions:

The landlord will provide for bed sheets, hand and kitchen towels. For guests staying more than 6 nights, the house will be cleaned every 3 days. This is included in the rent.

Additional service:

Additional services like taxi service from the airport, excursions or courses can be arranged at extra charge.

Maximal occupancy:

For the Torre Frisi a maximal occupancy of 4 persons is allowed. Pets are not allowed. With occupancy of more than 4 persons the landlord reserves the right to either demand an extra charge or to abrogate the rental agreement.

Guests:

As long as the maximum capacity of the house is not exceeded, guests may be brought in to stay over. We however specifically advise not to invite loose acquaintances to the house. It is strictly forbidden to accommodate under-age sex acquaintances (under 18 years) in the house. The landlord reserves the right to have access to identity papers as well as to abrogate the rental agreement, should this rule be breached.

Smoking:

At Torre Frisi, smoking is allowed. We kindly ask you not to dispose cigarette butts on the compound.

Liability of Lodger:

The lodger pledges to handle the hired holiday house and all its furniture, facilities and equipment with care. The lodger and his or her co-inhabitants will be made liable to the fullest extent for damages caused by them to the inventory, the house and the property. Possible damages must be reported immediately to the landlord. The lodger alone will be made liable.

Liability of Landlord:

The landlord will not be made liable for accidents in and outside the house. Should power failures and water shortages caused by the Municipality of Canoa Quebrada occur, no claim for damages can be filed against the landlord. The landlord will not be made liable either for the quality of water although for Brazilian standards the quality can be deemed as very good.

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Final clean-up:

A lump sum of 15 Euro (30 Reais) will be charged for the final clean-up. It is assumed that a clean-up of the whole house lasts 4 working hours. As new guests often arrive on the same day, we have to adhere to these times. We kindly ask you to leave the house in an orderly state. This includes washing the dishes, the disposal of your refuse as well as a final dusting down of the house.

Minimum stay:

The minimum stay is two nights. During the high season it is 5 nights. Possible gaps in the schedule could also allow for a shorter stay.

Cancellation:

You can cancel your booking at any time. What is important is the receipt of a written explanation (Email, fax, post). Should you withdraw from your contract, we shall charge the following fees:

- up to 2 months before commencement of rental agreement: 20% of the rent
- up to 1 month before commencement of rental agreement: 50% of the rent
- up to 3 weeks before commencement of rental agreement: 70% of the rent
- up to 2 weeks before commencement of rental agreement: 80% of the rent
- less than two weeks before commencement of rental agreement: 100% of the rent

After receiving your cancellation, we shall immediately make efforts to find other guests for this particular period and reimburse the cancellation fee with the proceeds accrued.

Early departure:

Early departures do not envisage a refund of the rent. We shall however make the effort to rent out the accommodation otherwise and refund the cancellation fee accordingly.

Property rights:

It may, under rare circumstances, be necessary for the landlord to enter the holiday house without the guest's knowledge (e.g. gardening during the dry season).

Notice of cancellation:

Should these rental terms be breached, the landlord can withdraw from the contract unilaterally. The guest then has to leave the house immediately. The guest will not be entitled to a refund of the rent.

Applicable law and court of jurisdiction:

Swiss law is applicable. Court of jurisdiction is Zurich, Switzerland.