

# **Rental conditions and cancellation**

## **Collection and delivery of keys**

Before delivery of keys, the invoice/rent must be fully paid.

Keys can be picked up at Gåsbu - «Gåsbustua» - Fjellvegen 20, 2324 Vang H. - or by appointment.

## **Rental conditions**

### **1) Included in price**

The prices for renting the cabin are stated in Norwegian kroner and apply to the stated number of people in the desired period. Prices include electricity, firewood (winter) and water, unless otherwise stated.

WIFI / wireless internet is also free for guests at the cabin. The quality or capacity of the network is not guaranteed.

The settings on the router (wifi) should not be changed. Passwords on all networks are stated on routers and should not be changed.

### **2) Number of participants**

The cabin must not be inhabited by more people than the specified number when booking.

### **3) Deposit**

We do not book the cottage without a deposit (see 4).

### **4) Order / payment**

The contractual relationship between the guest and Ofstad-Pettersen Eiendom AS is binding from the order. Deposit 25% of the rental amount. Deposit required upon receipt of invoice sent per. email or mail. Balance to be paid no later than 30 days before arrival. If booked later than 45 days before arrival, the full price of the stay will be paid.

When paying the deposit or the entire price of the stay, the rental conditions are accepted at the same time. If the remaining amount is not paid on time, Ofstad-Pettersen AS has the right to cancel the stay.

### **5) Cancellation / right of withdrawal**

When canceling the following rules apply: The cancellation is considered made on the day Ofstad-Pettersen AS has received a written notice. If canceled within 14 days, the full amount will be refunded. If canceled after 14 days, you will lose the entire deposit. If canceled less than 45 days before arrival, you will lose both the deposit and the balance.

In the event of closure as a result of guidance from the authorities, it will be possible to rebook. If you are quarantined or experience illness, this must be taken out with your own insurance company.

## **6) Force Majeure**

In the event of force majeure that makes the cabin unavailable, Ofstad-Petersen Eiendom AS will try to offer alternative stays to the extent possible. If Ofstad-Petersen Eiendom AS is not able to offer an alternative stay, or if the alternative stays are not acceptable to the tenant, then the rental amount paid will be repaid and the tenancy will cease with immediate effect.

*We recommend all our customers to have cancellation insurance along with their travel insurance*

## **7) Rental period**

The cabin is usually available from the day of arrival at 17:00 to the day of departure at 12.00

## **8) Fixtures and fittings**

The cottage is equipped with kitchen utensils, duvets and pillows.

Furnishings, kitchen utensils, towels or bed linen must not be removed from the cabin and at check-out all kitchen utensils, furniture and fixtures must be placed as they were at check-in. Guests are encouraged to avoid moving furniture and equipment between rooms and / or between rental objects. If this happens, this must be returned to where it was on arrival before check-out. If equipment has been moved, everything from pots, glasses, plates to chairs, mattresses, etc., and this has not been moved back on departure, this can be considered removed / lost and the cost of replacement may be issued.

The rental amount does not include bed linen, towels, cots, toilet paper / paper towels, cleaning products and the like.

## **9) Bed linen, towels**

Bed linen and towels can be rented on arrival at the cottage.

*Rental of bed linen and towels: NOK 200 per set.*

*Bed linen rental only; duvet covers, pillowcases and sheets: NOK 120 per set.*

*Towel rental only; one large and one medium-sized towel: NOK 120 per set.*

## **10. Rules of order and house rules**

- Do not place hot objects on dining tables, bedside tables, chests of drawers or other furniture, without the use of a protective surface.
- Ski boots / downhill boots / and / or outdoor shoes shall not be used inside the cabin with the exception of the main entrance.
- Do not flush anything other than toilet paper down the toilets.

- The cabin's guests must empty waste continuously and waste must not be stored outdoors. If waste is scattered outdoors, guests must clean it up. If not, the tenant will be charged for the cost of cleaning up.

- Any decorations for birthdays, weddings and festive occasions shall not be physically attached to fixtures or furniture and shall be removed at check-out. All use of a smoking machine, pyro effects, confetti or other elements scattered around the living unit is strictly prohibited. No other forms of explosives are allowed to be used indoors or closer than a minimum of 10 meters from the house wall. It is not allowed to install a hot tub of any kind. Damage to the cottage as a result of the above will be charged to the tenant. Violation of this point will normally lead to notification of eviction or direct eviction and in any case lead to costs for the tenant.

- Between 23:00 and 08:00 it should be quiet and calm in and around the cottage, as well as keep a low noise level for the sake of neighbors. The tenant is fully responsible for any damage that may occur in and near the cottage and its furniture or equipment during the rental period.

Violation of these rules may result in additional costs and / or eviction, even without prior written warning.

### **11) Animals and smoking**

Pets (dog) are allowed in parts of the cottage. Pet supplement NOK 300. It is not allowed to have animals in furniture / beds (for animal hair in furniture, it is invoiced for furniture cleaning).

Smoking is completely prohibited indoors. Failure to do so may result in compensation.

### **12) Cleaning and rough cleaning before check-out / Closing of windows and doors**

- Before check-out, the cabin must be cleaned and roughly cleaned so that the cleaning staff can vacuum and wash the cabin clean for the next guest. This means that any spills on tables, chairs, benches, sofas or floors are washed off, the dishes are taken and the refrigerator and freezer are emptied.

Garbage, leftover food and household waste must be taken and thrown at the barrier at the source sorting site at Gåsbu on the left side 200 meters south of Gåsbustua. Bottles must be brought for panting or placed in a separate container at the same source sorting place.

Rented bedding that has been used must be removed and placed in a separate laundry bag together with any used towels at the end of the rental period.

- All windows must be closed and all doors locked at check-out.

- If the inspection personnel do not approve the cleaning and rough cleaning, an additional fee will be charged.

### **13) Complaints / deficiencies**

Any faults and deficiencies in the cabin, its equipment or installations, will be notified to Ofstad-Pettersen Eiendom AS immediately upon arrival, or as soon as it is ascertained / occurs, so that it can be arranged as soon as possible. Failure to make a complaint will normally result in loss of the right to later claims for compensation.

#### **14) Responsibility**

- Ofstad-Pettersen Eiendom AS recommends that the tenant and other guests have sufficient travel insurance.
- Ofstad-Pettersen Eiendom AS does not take responsibility for personal belongings, money, traveler's checks, passports or other valuables belonging to the tenant or tenant's guests. Use of facilities, services or equipment in the cottage is at your own risk.
- Ofstad-Pettersen Eiendom AS strives to ensure that the information provided on [www.gaasbu.no](http://www.gaasbu.no), in the advertisement of the cabin, or by e-mail, telephone conversations or verbally by Ofstad-Pettersen Eiendom AS, is correct. However, the descriptions are subjective, errors may occur, or services and equipment that may be advertised may no longer be available, without Ofstad-Pettersen Eiendom AS being financially responsible for this.
- Ofstad-Pettersen Eiendom AS is not responsible for any losses, damages, delays or lack of services or equipment as a result of conditions beyond Ofstad-Pettersen Eiendom AS's control.

#### **15) Other**

- Ofstad-Pettersen Eiendom AS shall have access to the cabin during the rental period if Ofstad-Pettersen Eiendom AS finds it necessary.
- Ofstad-Pettersen Eiendom AS reserves the right to refuse to rent to a person or a group of persons without having to justify this.
- When booking accommodation, the tenant must be at least 23 years old unless otherwise agreed. Should it turn out that the tenant is not 23 years or older, the key will not be handed over and the contract amount will not be refunded.
- Ofstad-Pettersen Eiendom AS is not responsible for forgotten items. Ofstad-Pettersen Eiendom AS will try to find and return to the guest for a fee + postage

#### **16) Reservations**

We reserve the right to make printing errors and price adjustments.

*"These rental conditions are made out of an ethical and moral consideration for both tenant and landlord. We will at all times work to ensure that our guests have a good stay at Gåsbustua."*

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