

Short-Term rental agreement for a furnished holiday apartment

(all amounts in Swiss francs)

Number of Persons

Adults:

Children 6-16 years:

Children < 6 years:

Lessor:

Harald Geist, Wiestiboden 12, Haus Rollin, CH-3920 Zermatt
elisabeth_geist@web.de Fax: 0049 - (0)40 275 973 or 0049 - (0)40 239 38 721
Housekeeper Zermatt: Mrs. Michaela Neuwirth, Tel. 0041-786 719 494

Lessee:

.....

.....

(Name, adress, telephone, fax)

1. The lessor entrusts the lessee with the use of the holiday apartment in Zermatt, Wiestiboden 12, Haus Rollin, second floor, which has a livingroom, one bedroom, a kitchen, a full bath and a gallery with another sleeping possibility (alcove).
2. The period of rental begins on at **2 p.m.**
until at **9.30 a.m.**
3. The daily rent amounts **Sfr.**

The total rent for the whole period **Sfr.**

Only the number of persons, who are mentioned in this contract (see above), are allowed to stay in the flat.

Payment:

20% **Sfr.**..... by the time the contract is signed.

Four weeks before the start of the lease you will receive a bill of payment for the remaining 80% **Sfr.**..... plus all the mentioned incidental expenses as noted below. 14 days before the start of the lease, you should cover these costs by payment on the following bank-account: 446868.02D UBS-Zermatt IBAN: CH43 0026 3263 4468 6802 D / SWIFT-Adress (BIC): UBSWCHZH80A

4. Heating and electricity are included in price.
5. The visitor's tax will be prorated as follows: Adults Sfr. 3,00 per day, per person; children (6-16 years) Sfr. 1,50. Children below the age of 6 are not subject to charge.
6. For the use of bedclothes and towels we charge a lump sum of Sfr. 30 per Person.
7. The lessee has to keep the apartment clean during the rental period.
For the final cleaning we charge Sfr. 140.
8. The lessee has to take care of furniture and other objects in the apartment. Damages need to be reported to the lessor by telephone and have to make good by the lessee. Damaged objects have to be replaced.
9. The electrical stairs up to the gallery are to be entered only after it has reached the ground level. Only one switch may be used at the time.
10. The window in the gallery must be closed, when leaving the flat.
11. Smoking in the gallery is strictly prohibited (by law). Please avoid smoking inside the apartment, the guest who arrive next will be thankful.
12. The manual for the dishwasher, the stove and all other electrical appliances can be found in the drawer of the cupboard in the livingroom. Please replace them after reading.

13. Dishwasher: If the sign „Ent.aufb.Regen“ lights up, contact the caretaker to refill the salt level.
14. Do not clean the ceramic stove top or the teflon pans with scouring powder.
15. Take care of the case inside the fridge door. Don't place more than two large bottles in it at once, because it may break. Under the drawer is another hidden drawer.
16. There is a storage room for skiing equipment in the cellar: do not store your skis, boots, etc. elsewhere. Also ski boots should to be put on and taken off in the storage room so as not to disturb the other guests in the house.
17. If the lessee is not able to begin his holiday as appointed, he has to inform the lessor as soon as possible. The lessee will stay liable for payment of the apartment, if it is not possible to organise another rental during the same time period. If the lessee cannot use the apartment for the whole period for which he rented the apartment, he is still obliged to pay the whole of the rent for the appointed term. Should the lessee wish to cancel the contract, the provisions of the swiss obligations-law apply. You have to pay a service-charge to the lessor.
We suggest taking out an annulation-cost-insurance. Any travelagency can help you.
18. The lessee agrees to accept the rules of the house.
Pets are allowed only with the written consent of the lessor!
19. The lessor is not liable for losses or damages to the lessee which occur from defect of the apartment or its furniture or installations, whether or not the defect existed at the time of contract or later.
20. Where this contract does not contain special regulations, the Article A. 253 -274 of the swiss obligations-law applies. For all disputes arising from this contract, the place of the rental object has to be considered as the mutually agreed place of jurisdiction. The swiss law shall be authoritative.

This contract must be signed and accepted in duplicate by both the lessor and lessee.

This contract will be legally binding, when it is countersigned.

Until that moment, rental of the object to another party is explicitly reserved.

place/date

place/date

the lessor

the lessee

The caretaker is informed about the time of arrival and puts the key for the flat into the postbox in front of the House Rollin. There you can take the key. Please drop the key there before you depart.
Under the stairs outside the house you'll find a trolley for the transport of your luggage. The Code-Nr. of the lock is: 0967

Thank you and have a nice and relaxing holiday in Zermatt!!!