

TERMS AND CONDITIONS OF RESERVATION OF REAL ESTATE LTD AAMUKKA.

We comply with the accommodation services ordering, reserving and cancellation of services ordered the following terms. The conditions are binding on both parties when the order has been placed.

Only a person of age (18 or older) can make an order.

RESERVATION AND PAYMENTS

Having made an order the client gets confirmation and will be charged 10% reservation fee of the rental price but not less than 150 €.

Reservation will be confirmed when the client has paid the reservation fee by the due date. The reservation fee will be deducted in the final invoice. Rest of the rent must be paid 28 days before the beginning of the period of a lease, at the latest on due date.

If the reservation will be made later than six weeks before beginning of the period of a lease, a reservation fee is not collected separately. The rent has to be paid on the whole according the invoice sent.

The owner (P-Teksu Oy) has right to cancel the reservation if the payments are not paid by the due date.

CANCELLATION AND TERMS OF CANCELLATION

All cancellations must be made in writing by e-mail on teksu@kolumbus.fi.

If the cancellation has been performed latest 28 days before the beginning of the period of a lease the rent paid will be refunded, only the reservation fee will be kept by the owner.

If the cancellation takes place later than 28 days before the rent will be charged as a whole. Cancellation is considered taken place at the moment the information about has reached the owner.

Should there be a need to cancel a booking, due to a sudden illness or death in the family or close relatives, or due to a travel disruption caused by another exceptional situation, it is advisable to ensure that your own travel and accident insurance covers the booking costs. The need for cancellation must be reported immediately to P-Teksu Oy. We also follow the cancellation policy in these cases.

The disease caused by the Covid-19 epidemic is treated like any other disease.

If the customer changes the time of the reservation, it will be considered as a cancellation of the reservation and as a new reservation.

TRAVEL AND ARRIVAL AT AAMUKKA

P-Teksu Oy is not responsible for the customer's Flight-Train-Bus trips schedules and changes in schedules or problems caused by their own car, which makes it more difficult to use the reservation.

P-Teksu Oy is also unable to take responsibility for the changes caused by events that shake the whole world, e.g. to travel.

OWNER'S RIGHT TO CANCEL RESERVATION

In case of force majeure the owner is allowed to cancel reservation. In that case the client is entitled to reimbursement.

KEY CODE OF FRONT DOOR

Having paid the rent entirely the client will before the period of a lease get by SMS message or by e-mail a five digit code for the lock of front door. The code can also be obtained from the maintenance company against paid receipt.

Key code will be changed after every time period of a lease.

Latest one day before beginning of the term of a lease client needs to get in touch with the maintenance company.

STAY IN THE APARTMENT

The apartment is available to guests from the day of arrival at 4 pm to the day of departure at 12 noon.

The rent includes furniture, bedding (pillows and blankets), basic tableware, electricity, water, heating and lighting.

The use of sheets and pillowcases is mandatory, either rented from a freight forwarder or your own.

A customer living in Finland can also bring their own bed linen (pillowcases + sheets) and towels.

Final cleaning of the apartment by a forwarder is a mandatory cost.

The use of a sleeping bag is prohibited.

Linen and final cleaning prices can be found in the rental price list.

The apartment / house is quiet from 23:00 to 07:00.

AMOUNT OF PERSONS AND OTHER CONDITIONS

Lodging may not be used by more persons than what is specified in the lease. In addition, a tent, camper or trailer on the property and connecting systems, without the owner's permission is prohibited.

Pets are not allowed and smoking is not allowed indoors.

DAMAGES AND COMPLAINTS

Client is obligated to compensate any damages for property or movable goods caused directly to the owner.

Possible remarks and complaints concerning furnishing and condition should indicate without delay during the stay to the maintenance company, tel. +358 458056205.

If the situation does not improve, client shall contact the owner within three days, tel. +358 40037 3974.

Failure should still continue customer shall within one week make a written complain to the owner P-Teksu Oy for further proceeding. In case no agreement is attainable client may bring the case to the Board of Consumer Complaints.

Right for price amendments will be reserved. Value added tax (VAT) is required under the regulations in force.