

Short term contract for rent of furnished

holiday flat

house

Contract for **LANDLORD** **TENANT**

Landlord (name, full address)

e-mail

phone

Tenant (name, full address)

e-mail

phone

Property to let place / address

floor

phone

total area of flat

m²

consisting of

rooms for total

people. Total

beds, of which

Age of children

Car-parking

Pets

Rent

Sfr.

per

Sfr.

Included

Extras included in rent: bed linen, final cleaning, current, heating, parking space etc.

Bath- and kitchen-towels

Free use of Sports Center (swimming pool, ice rink)

Not included

VISITOR'S TAX **Number of renting days to calculate the taxes**

Adults

à Sfr.

Sfr

per day

Total Sfr.

Children from 12 Years à Sfr.

Sfr.

per day

Total Sfr.

STATE TAX

Adults

à Sfr.

Sfr.

per day

Total Sfr.

OTHERS:

Total Sfr.

Total Sfr.

Payment

post or bank account no

Swift Code

Check

special agreement

Deposit

on signing the contract

Sfr. rest until date:

Rental begins

on

at

o'clock

Rental ends on

at

o'clock

Important

The above contract becomes effective only when it has been signed by both parties and is in the landlord's possession, together with the agreed deposit. If the **duly signed contract** and the **deposit agreed are not in the landlord's possession**

by

at the latest, the landlord then has the right to let the house to another party without any further notice and without any liability towards the previous applicant. **The additional rental conditions**, as stated overleaf and confirmed by the tenant with his signature, **are binding**.

Prepared in duplicate and signed by both parties

Date

The landlord

Date

The tenant

We would recommend the **tenant** to arrange a **cancellation insurance**. In case this is required please read page 3 of the contract.

Cancellation insurance has been arranged not been arranged

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Prepared in duplicate and signed by both parties

Date

The landlord

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The tenant

We would recommend the **tenant** to arrange a **cancellation insurance**. In case this is required please read page 3 of the contract.

Cancellation insurance has been arranged not been arranged

Short term contract for rent of furnished holiday flat or holiday house

Proposal for

E-Mail

phone

Property to let in (place / address)

Insurance for cancellation costs is recommended for the property rented by you.

Insurance sum (rent)

Premium 5% of the insurance sum

Total Sfr.

Why is insurance for cancellation costs required?

Under an insurance for cancellation costs the costs for cancellation are assumed in connection with this rental contract, if you should unexpectedly have to withdraw from the this contract for reasons of illness, accident or the death of an insured person, for example, and for damage to your own property (see additional file "Insurance conditions").

How to take out this insurance?

Pay the premium of 5% of the insurance sum (see above) to the post-account mentioned below. You are covered from the date payment is made. The receipt for your payment, together with the insurance **provisions on the reverse** of this page, is regarded as the policy.

What to do in case of withdrawal?

Consult the insurance regulations to see whether the insurance is applicable. Send all the required documents (para 6) to the address of the landlord.

Please indicate on page 1 whether a cancellation insurance has or has not been arranged.

Rental begin on _____ at _____ o'clock **Rental ends** on _____ at _____ o'clock

Please remember to pay the premium by transferring the amount to the following account. Then you are fully covered in good time.

The premium must be paid in cash to Grindelwald Tourism or to the account mentioned below within 30 days after the contract has been agreed. If the contract is agreed less than 30 days before the rental object is taken up, the insurance premium is payable immediately.

Collection office for the premium:

GRINDELWALD TOURISMUS

Annulationskostenversicherung

CH-3818 Grindelwald

Postcheckkonto 30-711186-8 CHF - Swiss Post / Post Finance, CH-3030 Bern - SWIFT-Code: POFICHBE

IBAN CH85 0900 0000 3071 1186 8 / Clearing Nr. 0900

Have a good trip and a pleasant stay!

WINTERTHUR

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holiday flat

house

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at the latest, the landlord then has the right to let the house to another party without any further notice and without any liability towards the previous applicant. **The additional rental conditions**, as stated overleaf and confirmed by the tenant with his signature, **are binding**.

Prepared in duplicate and signed by both parties

Date

The landlord

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The tenant

We would recommend the **tenant** to arrange a **cancellation insurance**. In case this is required please read page 3 of the contract.

Cancellation insurance has been arranged not been arranged

Short term contract for rent of furnished holiday flat or house

Conditions of lease

1. If the tenant cannot take the holiday as arranged he must notify the landlord as early as possible. He is however, still responsible for the rent unless another tenant can be found for the rental period in question. If the arranged rental period is not fully adhered to the rent for the whole period is, nevertheless, still payable. Regarding earlier termination of the contract the conditions of the Swiss Code of Obligation are valid.
2. Complaints regarding the rented property should be made by the tenant at the time of taking possession, otherwise it will be assumed that the property, in accordance with the inventory, has been found in good condition, as agreed in the contract.
3. The tenant undertakes to protect from damage the rooms rented to him, in accordance with the inventory, and to leave them accordingly at the end of the rental period, returning all keys and appurtenances. Damaged or unserviceable items must be replaced in such a way that the landlord does not suffer any loss.
4. The tenant further engages to undertake nothing which could be detrimental to the house or the contents; to report immediately to the landlord everything which is in any way damaged or appears to be defective, and not to sublet the rented property, either wholly or in part: i.e. the flat or chalet may only be occupied by the number of people listed overleaf.
5. Any damage to the house or contents, caused by the tenants, must be refunded by the tenants. Nothing should be thrown into the toilets or drains which could possibly cause an obstruction.
6. Where this contract contains no special conditions Articles 253 to 274 of the Swiss Code of Obligations are valid.
7. Special conditions:
8. In case of any dispute arising from the contract in question the location of the rented property counts as the place of jurisdiction, Swiss law is applicable.
-The landlord-

Insurance conditions, issue 10.99 (8000345) – (the Swiss federal law on insurance contracts applies in addition)

1. **Insured persons**
The insurance policy covers the policyholder (the contractual partner of the lessor) and any persons who use the rental object during the total agreed rental period.
2. **Insured benefits**
Winterthur shall assume the contractual cancellation costs owed (excluding processing fees) in the event of non-appearance, late appearance or early departure..
3. **Insured events**
Insurance benefits are paid if
- an insured person has an accident, falls sick or dies;
- a person close to the insured person has an accident, falls sick or dies;
- the insured person's deputy at work has an accident, falls sick or dies
the property of the insured person is affected by fire, an act of God, theft or water damage and the presence of the insured party is therefore essential in his/her home;
- the journey to the rental object cannot be started or continued as planned as a result of a strike, fire or an act of God, in accordance with official confirmation;
- an insured person becomes unemployed after booking the rental object.
4. **Start and end of the insurance**
The insurance begins when the rental contract has been signed and the insurance column has been completed. It is valid until the end of the agreed period of stay.

The premium must be paid in cash to Grindelwald Tourismus or into an account designated by Grindelwald Tourismus within 30 days after the contract has been agreed.

If the contract is agreed less than 30 days before the rental object is taken up, the insurance premium is payable immediately.
5. **Policy**
The receipt of payment of the premium and the rental agreement are considered to constitute the policy.
6. **Procedure in event of a claim (obligations)**
In the event of claim, the lessor must be contacted immediately. All necessary documents must be delivered to the lessor as soon as possible. The following constitute documents or evidence: this form, the receipt of payment of the premium, official declaration of death, a doctor's certificate and a police report. If necessary, the doctor is to be freed from the duty of confidentiality.
7. **Violation of obligations / restrictions**
If, in the event of a claim, the insured person fails to abide by his/her contractual obligation to notify the lessor without delay or if he/she fails to submit all the documents required, Winterthur may reduce or refuse the benefits accordingly. The insurance is not applicable to any events which have already occurred when the insurance is concluded or which should have been recognisable to the insured person.
8. **Benefits from third parties**
If Winterthur provides benefits for which the insured person could also make a claim with a third party, he/she must concede this entitlement to Winterthur.
9. **Place of jurisdiction**
The insured person may make a claim against Winterthur in his/her place of residence in Switzerland or in Winterthur.