



---

Fon	+49 5102 736 703
Fax	+49 5102 736 704
Mobil	+49 1779 393 864
Mail	<a href="mailto:info@private-rooms-hanover.com">info@private-rooms-hanover.com</a>

## Terms of conditions of Agency Peter Ostrowski fair accommodations

General terms of conditions of Agency Peter Ostrowski fair accommodations, Gubiner Str. 10 D, 30880 Laatzen, VAT Reg. No. DE 258245207 for the accommodations service of private rooms.

Dear clients,

we would like to point out, that you will get served to all of your wishes, and you as the guest as well as the host should be protected of unlikeable conditions. Therefore it is important to know, under which circumstances our contract will be signed and which services we can perform. You will find our Imprint on the bottom of this page.

### A. Basis of business activities of the Agency Peter Ostrowski

The Agency Peter Ostrowski fair accommodations deals exclusively with the arrangement of private rooms, flats and houses. The rooms, flats and houses which are presented in our offer are solely private households, which can be rented at the time of running fairs in Hanover.

Tenants as well as landlords are not entitled to make claims of a contract arrangement. The Agency Peter Ostrowski fair accommodations as a broker is trying to arrange a lease contract between tenant and landlord. The overall amount already includes the agency fee in sense of § 652 Abs. 1 S. 1 BGB [German Civil Code], as far as nothing else was agreed in written form between the parties.

### B. Booking procedures

On inquiry we are compiling a proposal, free of charge, non-binding and conform to the clients wishes. After the arrival of a confirmation from the guest a booking follows. With the binding booking through Agency Peter Ostrowski, the journey and accommodation contract between the guest and the landlord is settled, and the guest is obliged to pay the total amount via transfer 7 days at the latest after receipt of the invoice, as far as nothing else was agreed in written form between the parties.

The Agency Peter Ostrowski pays within 2 weeks after ending of the respective fair the relevant amount to the landlord after the agreed renting period.

### C. Prices

All offers are subject to change and non-binding. Price increases during the contracts time are excluded. The current applicable prices on our website apply ([private-rooms-hanover.com](http://private-rooms-hanover.com)). All prices are final prices (including agency fee), plus VAT (currently 19%). The reverse-charge procedure is possible (this reverse-charge procedure is regulated in German VAT law in Art. 13b UStG).

### D. Duties of tenants

1. The arrival time is generally between 5:00 PM and 11:00 PM. On the day of departure all rooms have to be cleared until 12:00 AM. If deviations should exist, then they have to be cleared with the landlord.
2. Change of persons within the period of booked time or extensions of nights have to be reported immediately to the Agency Peter Ostrowski.
3. Use of the telephone or the internet is allowed solely with the permission of the landlord.
4. The private accommodation has to be handed over by the guest in a clean and faultless state on his departure.
5. It is prohibited that the guest is setting up independent lease contracts with the landlord in future times, or to offend against these terms of conditions in all other ways.

#### **E. Duties of the landlord towards the guest**

1. Preparation of breakfast on the lease of single rooms resp. providing sufficient food and beverages on the lease of complete flats or houses.
2. Changing the bed linen and towels (at least every three days resp. providing sufficient material for independent changing), but definitely on change of tenants.
3. Delivery of the private accommodation in a clean and faultless state, and regular cleaning of the rented rooms.
4. The rooms have always to be handed over, as they were presented to us via digital pictures or on a presentation during inspection.
5. The arrival time is principally between 5:00 PM and 11:00 PM. On the day of departure all rooms have to be cleared until 12:00 AM.
6. Change of persons within the period of booked time or extensions of nights have to be reported immediately to the Agency Peter Ostrowski.
7. The landlord is obliged not to agree to any direct or indirect rent relationships for 3 years after the last renting with the client introduced through the agency. In case of infringements the landlord is obliged to pay damages on the amount of lost commissions within this period.
8. Existing reservations have to be fulfilled. On non-fulfilment of already reserved overnight stays, the usual overnight expenses during the fair time per person towards the landlord will be levied. This excludes important reasons (illness, water damage, etc.).

#### **F. Cancellations**

The cancellation of the accommodation contract must be submitted in written form to the Agency Peter Ostrowski. The date the receipt of the cancellation by mail or fax is decisive. This leads to cancellation fees:

- 8 weeks before the date of the fair 25% of the paid price
- 4 weeks before the date of the fair 50% of the paid price
- 2 weeks before the date of the fair 80% of the paid price

The Agency Peter Ostrowski may withdraw from the binding reservation, if the agreed amount is not paid on time. Cancellations that are reported to the Agency Peter Ostrowski during and after the particular event or fair are not considered.

#### **G. Liability**

Agency Peter Ostrowski fair accommodations shall be solely responsible for the operation of the arrangement. The liability is limited in sense of § 276 BGB [German Civil Code] to gross negligence and intent. Peter Ostrowski occurs only as a broker and is therefore not liable for damages caused by the tenant to the landlord.

#### **H. Final clause**

Arrangements differing from the contract or oral agreements require written confirmation of all Parties. If any provision of these Terms of conditions shall be held to be invalid, the validity of the remaining provisions shall not in any way be affected thereby.

#### **I. Place of Jurisdiction**

Jurisdiction and performance is Hanover, Germany.

Responsible according to § 10 Abs. 3 MDStV [state treaty on media]: Peter Ostrowski. All rights reserved.

#### **J. Stand**

State of data: 01.02.2008