



Dear Guest! Welcome to Bulgaria and enjoy your stay. We will do our best to make your stay a pleasant experience. Please, read our General Terms for Renting a Holiday Home!

General Terms and Conditions for Renting a Holiday Home

§ 1 Rental Agreement

The basic rule of renting our villas and apartments is: "Leased property is returned back in the same condition you have received it".

The holiday home you rent is a self catering villa or apartment. It is not owned by Bulgarienus, but by a third party. The Rental Agreement concludes between you and Bulgarienus. The Agreement is binding. The subject of the agreement is the holiday home as described on our webpage, including inventory.

The holiday home must not be occupied by a larger number of persons than it is fitted for as described. At the time of concluding this agreement, the tenant declares to be at least 18 years old and legally competent.

The Rental Agreement is acknowledged and it is binding after payment of the rental fee.

§ 2 Bulgarienus' Rights

Bulgarienus undertakes the obligation to return paid rental fees or to find an alternative holiday home in case of:

- breach of contract made by the owner of the holiday home;
- clerical errors;
- misprint

§ 3 Insurance with regards to the holiday home and the tenant

With regards to this Agreement Bulgarienus has not arranged any kind of insurance to cover personal injury or property damage during the tenancy.

We recommend you to arrange insurance for your vacation. If the tenant's personal belongings are not covered by insurance, Bulgarienus bears no responsibility for the them.

§ 4 Reservation Rules

We provide our villas and apartments on the basis of advance reservation. For booking you must first make a request, indicating your wishes. In response to your request, we will send our proposal (taking into account our possibilities). If you are interested in this proposal, it will be necessary to make prepayment.

Upon reservation the tenant must pay 30% of the rent as a deposit. The deposit is not refundable. The rest of the rent is payable at the start of the rental period.

After we receive the prepayment from you, we will send you the "Booking Confirmation". We guarantee to provide you with the Villa or apartment that you have booked and try to take into account all your wishes indicated in "Booking Confirmation".

§ 5 Cancellation of booking

You can cancel your booking at any time. The deposit = 30% of the agreed rent will not be returned.

§ 6 Security Deposit and Any Damage

The tenant is responsible for damage or loss of inventory that belongs to the holiday home and is obliged to compensate for all damages caused by him/her to the property and its equipment/inventory. In case of any damage the tenant shall promptly notify Bulgarienus thereof. All damages must be replaced before departure. Otherwise the tenant has to pay to the company a 'fine' of three times the **value** of the damaged inventory.

The tenant must pay a security deposit of EUR 100, which will be paid back after handing the key/access card back to Bulgarienus' representative, minus any damages caused by him/her. If the security deposit amount is not enough to cover the damages, the tenant is obliged to pay them by other means.

§7 Arrival and Departure to Villas and Apartments.

Arrival to the Residence and handing over of villas and apartments is carried out from 14.00 till 20.00. If you can not arrive at the appointed time, please contact Bulgarienus' office on +359 899 755 629 or +45 26 70 64 98 to clarify the possibility of a later arrival. Villas and apartments are available only after the full payment of rental and lodging a deposit of 100 euro in cash. Credit cards and bank checks are not accepted.

Departure Check out and return of villas and apartments is carried out from 9.00 till 11.00. Delayed departure entails an additional payment for a whole-day stay. Before guests' leaving Bulgarienus' representative inspects the condition of villas and apartments occupied by them, and returns the previously lodged deposit of 100 euro (in case of any harm caused the corresponding sum is quenched from the deposit, in more serious cases the guest is obliged to make an adequate compensation). If the guests prefer to leave at another time, Bulgarienus' representative provides the inspection of villas and apartments occupied by them at a time convenient to the company. In this case, the deposit is transferred to the guests by bank transfer (if they did not cause any harm). All fees and commissions connected with the bank transfers will be deducted from the deposit.

§ 8 Cleaning

The tenant is contractually obliged to clean the premises and must at lease termination leave this in a tidy condition. Tidying up, throwing the garbage and dishwashing is not part of the weekly cleaning of the holiday home.

§ 9 Compliance with the Rules of the House

The complex house rules must be respected. Our villas and apartments are designed for rest and relaxation of our guests. Therefore it is decided to observe silence from 14.00 to 16.00 and from 23.00 to 09.00;

Failing behaviors that may annoy the other residents will result in expulsion without refund of rent.

§ 10 Handing over, Use and Return of Villas and Apartments

Before handing villas and apartments over to our guests we provide general (final) cleaning with professional disinfectants. Our rental price includes additionally: kitchen utensils, electricity, cold and hot water, taxes, bedding, linens, towels. Where there is a dishwasher and a washing machine consumables have to be provided by the tenants.

At the moment of passing the keys to the guests, the villas and apartments are handed over to them.

All complaints, comments, suggestions are considered by us before and during handing over process. They are NOT to be considered or discussed during and after your stay.

Accommodation of extra persons (guests) can only be possible on the base of an additional agreement with Bulgarienus and after paying of additional charge of 10 euro per person per day.

Smoking is forbidden in the common areas and the corridors (there are special places for smoking fitted out in the park).

It is not allowed to sleep without bed-clothes. On all the beds there are special covers that are not sheets. If they are left out dirty on the time of departure, laundry price will be charged. The same applies for pillows, blankets, mattresses and sofas.

Articles and belongings available in villas and apartments are not allowed to be taken out (to the street, to the beach to other villas and apartments etc.).

Trash from apartments and villas is taken away by the tenants themselves. Outside our territory, on the street, there are special containers where you must place separately: metal and glass, plastic, everything else.

Bedlinen and towels have to be folded and stacked prominently before departure. It is not allowed to use the towels for the swimming pool or for the beach. The tenant has to pay 20 euro per towel or per bed linen if they cannot be reused.

§ 11 Water and Energy (Hot and cold water, electricity)

When booking villas and apartments the average statistical costs for energy under normal use are calculated and included in the price, i.e. 4 m³ water consumption and 126 kWh electricity consumption per person per month. In case of inadequate use (the facet with the current water is left open, the ignited light left without need, windows or doors open when the air conditioning is on or while nobody is in the apartment/villa), the company reserves the right to charge an additional fee, which will be deducted from the security deposit. If the security deposit is not enough to cover the additional fee the tenant is responsible for paying the amount which will cover the extra costs.

§ 12 Force majeure

In case of force majeure circumstances namely: fire, flood, unfavorable meteorological conditions, earthquake, riot, wars (declared or not declared), embargoes, accidents, national strike, labour trouble, restrictions imposed by any government authority and other which are out of the control of the contractual parties and have arisen after the conclusion of the present contract, Bulgarienus has the right to terminate the tenancy with immediate effect.

In case of a failure to comply with our rules, Bulgarienus may terminate the stay of tenants by keeping the entire amount paid as rent for the apartment.

Best regards

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