

CHRISTIAN FLIEGER

Vermietung & Verpachtung

Ungargasse 15/2 ♦ 1030 Wien ♦ Österreich ♦ Post@FliegerVilla.at ♦ +43 699 123 1 69 69

Holiday apartment: 3107 St.Pölten Viehofen, Kuefsteinstraße 30 / Apartment EINS / ZWEI / DREI

The landlord: Christian Flieger, Ungargasse 15 Top2, A 1030 Wien

The tenant: **X**

Address: **X**

House rule

Dear holiday guests!

Our holiday apartment should be a second home for you. You should feel comfortable and be able to rest. We have put a lot of effort into setting it up and hope that you will find everything you need. The following house rules are intended to help you ensure a harmonious stay. We have also listed some rules that we hope you will understand. By treating the apartment properly, you will help us to continue to offer you and other guests satisfactory accommodation in the future.

Generally

If you miss anything in the facility or need help, please feel free to contact us. All things that are in or belong to the holiday apartment or on the terrace can and should be used by the guests. Please handle all furnishings and inventory with care and treat the rental property with care. Please ensure that your fellow travelers also adhere to the rental conditions.

Kitchen

Please handle the kitchen equipment and technical equipment with care. Since a dirty kitchen pleases no one, please only put dishes, pots and cutlery in the cupboards when they are clean and dry. Please do not place hot pots and other hot objects on tables or countertops without coasters.

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- Always use a cutting board as a base when cutting.
 - Remove any remaining dirt from the cooking surface IMMEDIATELY!
 - Leave the interior of the oven clean
 - When using the dishwasher, note that salt and rinse aid must be refilled;
- An alternative are tabs that already contain these resources!**
PLEASE CLEAN THE BOTTOM OF THE DIRT FILTER REGULARLY OF ANY RESIDUE AND RESIDUE
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Damage

Nobody damages things on purpose, but it can happen to anyone that something breaks. We would be pleased if you reported the damage caused so that we do not only discover it during the final cleaning after your departure. The tenant is liable for damage in the amount of the replacement costs.

Ventilate

To avoid mold formation, we ask you to ventilate the rooms sufficiently, at least once a day for 5-10 minutes and especially after showering.

Duty of care

We ask our guests to treat the rental property with care and to ensure that fellow travelers and relatives also adhere to the rental conditions. The entrance door should always be closed and locked with a key when leaving the house. All windows must also be closed when leaving the apartment to avoid possible damage caused by storms or burglary. Water and electricity resources must be used carefully. When you leave, please close the window blinds.

Cleaning

If a mishap happens to you (extreme dirt, liquids on the floor or work surfaces, etc.), we ask that you take care of it immediately. The holiday apartment should be left swept clean when you leave and all used dishes should be neatly put back in the cupboards; We carry out a final cleaning.

Rest periods

In the interests of being a good neighbor, we ask you to observe public rest times such as lunch, night and Sunday rest. Out of consideration, the holiday apartment itself should also be kept quiet between 10 p.m. and 7 a.m.

Internet/WiFi

Using the Internet with your own WiFi-enabled device (notebook, PDA, smartphone, etc.) via the WiFi connection is free of charge for the tenant. You use the Internet at your own risk; the landlord excludes any liability in connection with the tenant's use of the Internet. When using Internet access via WLAN, the WLAN usage rules must also be taken into account. Please understand that we (have to) protect ourselves against misuse with a signature from you.

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Smoker

Smoking is not permitted in the holiday apartment. Please leave the apartment if you smoke. Please dispose of completely cooled cigarette butts in the trash can.

Pets

Bringing pets is not allowed.

Parking options

Parking a vehicle on the property is prohibited - it can be parked directly in front of the property in the public parking spaces; If a parking space is made available to you, no storage contract will be concluded. The landlord is not liable if motor vehicles parked or maneuvered on the property and their contents are lost or damaged, except in cases of intent or gross negligence.

House rules

If repairs are necessary immediately, it may be essential that the landlord has to enter the holiday apartment without the guest's knowledge.

Key

Please never give the keys away. If the keys are lost, they must be reported immediately and the guest is liable up to the amount of the replacement costs.

Liability

The landlord is not liable for valuables belonging to the guest(s).

Arrival and departure

Arrival is by arrangement.

On the day of departure, we ask our guests to vacate the holiday apartment by 11 a.m. at the latest. When you leave, the holiday apartment should look the way you found it. Please lock the key back in the key safe. (with the identical number that was given to you for collection)

By booking the holiday apartment, we assume that the house rules are accepted.

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Waste disposal

The waste is separated into residual waste, paper, glass and packaging. Appropriate containers are partly available on the property or we ask that they be kept separate; Please only use rubbish bins with rubbish bags and dispose of them closed in the residual waste bin. No waste, leftover food, harmful liquids or the like may be thrown or poured into the kitchen sink, toilets, sinks and shower! Avoid anything that could lead to blockages in the pipes (no hygiene products in the toilet).

WASTE PAPER

- Newspapers
- Brochures
- Catalogs
- letters, envelopes
- Notebooks
- Writing and copy paper
- Telephone books
- Paper packaging
- Egg cartons
- Paper carrier bags
- Small boxes, flattened
- Uncoated frozen cartons



YELLOW BAG

Plastic bottles such as

- PET beverage bottles
- Bottles of detergent and cleaning products
- Shampoo and shower gel bottles
- ketchup bottles etc.

Metal packaging such as

- Drink cans
- Cans of food
- metal tubes
- Metal lid
- Aluminum yogurt cup lid
- Aluminum foil
- metal bowl
- Metal spray cans (completely emptied)

Beverage cartons (e.g. for milk)



RESIDUAL WASTE

- Plastic packaging
- Plastic bags
- Slides
- Yoghurt cup
- Plastic toys
- Hygiene products
- Diapers
- Heavily dirty or coated paper
- drinking glasses
- Glassware
- Mirror glass
- Garbage
- Vacuum cleaner bags
- scraps of fabric
- Coke and coal ash



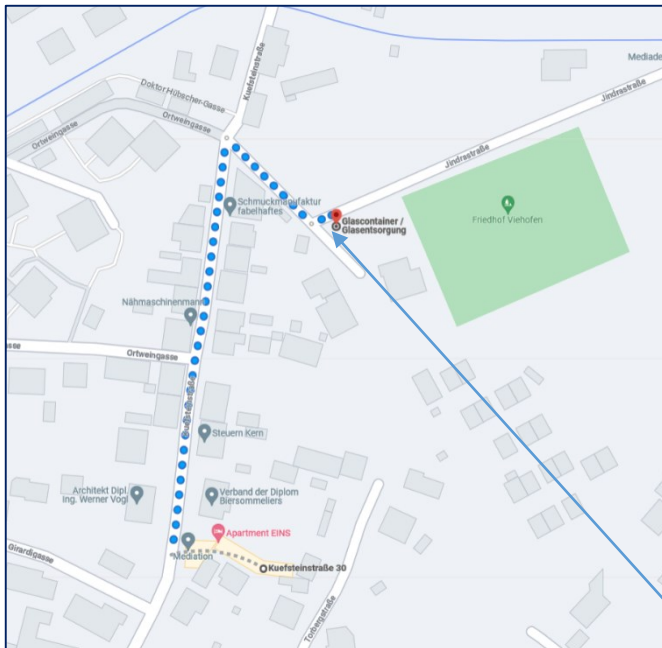
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GLASS

- There is a collection container not far away for glass:



Space for notes

User Agreement

via the use of Internet access via WLAN

1. Permission to use Internet access via WLAN

The landlord maintains Internet access via WLAN in his holiday property. It allows the tenant to share the WLAN access to the Internet for the duration of his stay in the holiday property. The tenant does not have the right to allow third parties to use the WiFi. The landlord does not guarantee the actual availability, suitability or reliability of the Internet access for any purpose. He is entitled at any time to allow additional co-users to operate the WLAN in whole, in part or at times and to restrict or exclude the tenant's access in whole, in part or at times if the connection is or has been used unlawfully, to the extent that the landlord has to fear a claim as a result and cannot prevent this within a reasonable time with the usual and reasonable effort. In particular, the landlord reserves the right to block access to certain pages or services via the WLAN at its reasonable discretion and at any time (e.g. pages that glorify violence, pornography or paid pages).

2. Access data

Use takes place via access protection. The access data (login and password) may under no circumstances be passed on to third parties. If the tenant wishes to grant third parties access to the Internet via WLAN, this is dependent on the landlord's prior written consent and the third party's acceptance of the provisions of this user agreement, documented by a signature and complete identification. The tenant undertakes to keep his access data secret. The landlord has the right to change access codes at any time.

You will receive the current access codes by email or telephone message. (SMS, WhatsApp, Signal)

3. Dangers of WLAN use, limitation of liability

The tenant is advised that the WLAN only enables access to the Internet; virus protection and firewall are not available. The data traffic created using the WLAN is unencrypted. The data can therefore potentially be viewed by third parties. The landlord expressly points out that there is a risk that malware (e.g. viruses, Trojans, worms, etc.) can get onto the end device when using the WLAN. Use of the WiFi is at your own risk and at the renter's own risk. The landlord assumes no liability for damage to the tenant's digital media caused by the use of internet access, unless the damage was caused intentionally or through gross negligence by the landlord and/or his vicarious agents.

4. Responsibility and Release of Claims

The tenant is responsible for the data transmitted via the WLAN, the paid services used and the legal transactions carried out. If the tenant visits paid websites or enters into liabilities, the resulting costs must be borne by him. He is obliged to comply with applicable law when using the WLAN. In particular he will:

- do not to use the WLAN to access or distribute immoral or illegal content;
- do not illegally reproduce, distribute or make accessible any copyrighted goods; this applies in particular in connection with the use of file sharing programs; observe the applicable youth protection regulations;
- do not send or distribute harassing, defamatory or threatening content;
- do not use the WLAN to send mass messages (spam) and/or other forms of unauthorized advertising.

The tenant indemnifies the landlord of the holiday property from all damages and claims from third parties that are based on the unlawful use of the WLAN by the tenant and/or on a violation of this agreement; this also extends to the claim or its defense related costs and expenses. If the tenant recognizes or must recognize that such a violation of the law and/or such a violation has occurred or is threatened, he will inform the landlord of the holiday property of this circumstance.

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Subject: Warning about the robotic lawnmower

In the summer months, the robotic lawnmower is often used in the garden!

The robot has sharp blades mounted on the bottom - therefore it is forbidden to lift or tilt the device!!

(Be careful with children or when using the lawn! - Do not spread out towels, for example)

In emergencies, the clearly visible emergency stop switch (marked orange) can be activated; If the robotic lawnmower encounters an obstacle, it automatically changes direction! However: **ATTENTION: Please make sure that your hands and feet do not come under the device!**

If the emergency stop switch has been pressed, please call me: **+43 699 123 1 69 69**

Note: Recommissioning is absolutely not necessary!

The times when the robotic lawnmower is working on the meadow are usually:

Mon-Thurs: 7 a.m. to 5 p.m. or Fri-Sun: 7 a.m. to 1 p.m



X

place, date

X

signature of the tenant

X

signature of the landlord

Thank you for your attention. We wish you a pleasant stay, lots of fun, relaxation and recreation.

I will be glad to answer any questions you might have.

sincerely

Christian Flieger

Post@FliegerVilla.at

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