

P&J Apartamenty s.c. Przemysław Więcek, Michał Więcek

RULES

of short term lease of the residential premises located in Krakow at 39 Florianska street

§1 [general provisions]-----

1. Company P&J Apartamenty s.c. with its main office at 39 Florianska street, Krakow, constitutes the „Lessor” of the premises that are the subject matter of lease agreement.
2. The premises for the purposes of hereby rules and agreement are the premises designed for the short time stay of the people.
3. The premises is being leased to the Lessee only for the residential purposes.
4. The Lessee cannot sublease the subject matter of the agreement.
5. The Lessee represents the sub-lessees together with whom he shall be jointly and severally liable.
6. The Lessee has the right to abandon the apartment, only if the standard is not consistent with the offer, during the first two hours after check-in, if the Lessee do not resign at that time, it means that Lessee accepts the Rules.

§2 [the rent]-----

1. The amount of the rent decided in the agreement includes all of the fees for media and the fees for the cleaning of the room

§3 [deposit]-----

The Lessor may request the Lessee to pay a deposit or present whole credit card's details in order to secure the payment. Deposit shall be returned to the Lessee on the moment of leave of the premises, after asserting the fulfillment by the Lessee of all obligations and responsibilities related with the Lessor and the premises. The Lessor shall be entitled to deduct from the amount of deposit all the claims and due amounts.

§ 4 [Lessor's obligations]-----

1. The Lessor obliges itself to secure the normal usage of the premises.
2. If as a result of the circumstances for which the Lessor shall not be responsible, the usage of the premises is not possible, the Lessee shall be entitled to the substituting premises in accordance with § 6 point 4 of hereby rules.

§ 5 [Lessee's obligations]-----

1. The Lessee obliges itself to care for the condition of the residential premises. The Lessee, after checking the apartment, declares that the condition of the premises is good.
2. The Lessee is responsible for any damages caused by him in relation with the lease and is obliged to restore the premises to the previous condition using his own means, or to pay the indemnity taking under consideration the period of premises' exclusion from the usage.
3. The Lessee, in case of damage of the premises or of the equipment, obliges itself to renew the premises or repair the equipment or to return the costs of restoration or repair. The Lessee, for the period of impossibility of usage of the premises, shall pay, without the objection, the contractual penalty in the amount of daily rate of lease resulting out of the agreement for each day of impossibility to use the premises by the Lessor.
4. The Lessee obliges itself to leave all of the valuable objects in the safe located in the premises or at the reception desk. The Lessor shall not be responsible for the objects left in the premises.
5. The absolute prohibition of smoking is binding in the premises and on the territory of building.

§ 6 [termination of the agreement]-----

1. The termination of the agreement may take place at any time after an approval of the Parties.
2. The termination of the agreement may take place in the immediate mode and with an immediate effect: if the premises shall be used by the Lessee in violation of the agreement, the Lessee shall be delayed with the payment of the rent and the fees for one full settlement period, the Lessee shall use the premises in the way causing the devastation, the Lessee shall not observe the inn's order and shall not observe the requirements of other residents and neighbors. In such case the Lessor shall return the half of the rent paid by the Lessee, first making any deductions – including deductions for a time of lease.
3. The Lessee shall be entitled to terminate the agreement without notice when the residential premises shall become unusable of the fire, flood, hurricane or other reasons independent to the Lessor, if the removal of the damages caused by the force majeure shall cause the impossibility to use the premises for longer then 24 hours.
4. The Lessee, in case of impossibility to use the premises, shall be entitled to receive other premises of the same or higher standard by the Lessor.
5. In case of lack of such premises the Lessee shall only be entitled to the return of the paid rent in the amount of daily rent's rate for each day of impossibility to use the premises.

§ 7 [final provisions]-----

1. The Lessee should notify the Lessor or Agent about any defects in the premises immediately after defects' occurrence. The defects may be notified to the Agent's number **+48 12 431 00 26** or **+48 609 880 208**
2. The day of the lease begins at 14:00 of the day of lease agreement being in force and lasts until 11:00 of the last day of lease. After exceeding time of the lease the Lessor may calculate fee for another day of lease.
3. Disputes that result out of performance of the lease agreement, or those that in any way are connected with agreement shall be resolved by the Court of the jurisdiction of the Lessor seat.
4. In relation to any matters not regulated by hereby agreement the provisions of the Civil Code and binding provisions of law shall apply.

WE WISH YOU A PLEASANT STAY IN OUR APARTMENTS – TEAM OF P&J APARTMENTS.

EMERGENCY CONTACT – mobile: +48 609 880 208