

# WOUDSTEE

## Terms and Conditions

### General Terms and Conditions of **WoudStee**

Middenduinerweg 71  
2082 LC Santpoort-Zuid  
per 7/1/2021  
Koepelweg 4  
8161 NJ Epe  
The Netherlands

**If there is any discrepancy between a provision of the original Dutch version of these Terms and Conditions and the English translation, the Dutch version is decisive and will thus take precedence.**

### Application

1. These general terms and conditions of WoudStee (hereinafter: 'the general terms and conditions') apply to all offers, reservations and agreements with regard to the holiday homes and other facilities that are rented out and delivered by WoudStee.
2. A copy of these terms and conditions will be provided to guests free of charge upon request .
3. In these conditions, the term "host" means the person or organization who WoudStee conclude a lease agreement regarding the rental of a vacation / holiday and / or storing one or more e horses .
4. These general terms and conditions apply regardless of any (prior) reference to any own terms and conditions or to other general terms and conditions. WoudStee refuses all terms and conditions to which a guest refers.
5. Any deviation of these terms and conditions is only valid if WoudStee and the guest agree to this in writing.

### The stay at WoudStee

1. Part of WoudStee are the holiday home "Cornelia", which is located at Sprengenweg 63, 8161 ND in Epe, the Netherlands, the holiday home "Antonia" and the "Horse stables", both located at Koepelweg 4, 8161 NJ in Epe, the Netherlands.
2. Each holiday home may only be used by the maximum number of people stated on the WoudStee website for the holiday home in question.
3. Guests must follow the instructions of WoudStee.
4. WoudStee has a non-smoking policy for all holiday homes indoors and in the stables. Smoking outside is permitted, provided that it does not bother others and due to the wooded area, caution is advised .
5. If a guest smokes in a WoudStee house, than a sum of € 250,- will be charged to cover the extra cleaning.
6. It is not allowed to make an open fire, except in the barbecue.



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7. Dogs are welcome on the grounds of WoudStee. A maximum of one pet is welcome in the Antonia holiday home. Pets are not allowed in the Cornelia holiday home .
8. WoudStee does not accept any liability for damage in connection with theft, accidents or damage to property, misappropriation or loss of property of the guest and which is located in the rented space(s) of the holiday homes, the horse stables or on the grounds of WoudStee as well as on the the grounds of Cornelia and 'de Sprengen' (where the Cornelia holiday home is located).
9. The guests of the holiday homes of WoudStee are expected to be responsible with and attentive to the properties of WoudStee.
10. Damage and loss of movable and immovable property of WoudStee must be reported immediately by the guest and reimbursed to WoudStee .
11. A guest rents a house or stable per day. Access to the house is granted from 2:00 pm on the reserved day.
12. The holiday home must be delivered tidy and empty by the guest between 08:00 and 10:30 AM on the day of departure.
13. WoudStee takes care of the final cleaning, the associated costs are paid by the guest and are obligatory.
14. A horse trailer can by parked opposite of is the Koepelweg 4 in Epe.
15. The guest receives a key to the holiday home rented at WoudStee. This key must b returned upon departure. The guest is responsible for properly closing the door(s) of the holiday home. If a key is lost a surcharge of € 25,- shall be applied at check out.

## The horses and the stay at WoudStee

1. The rental price of the stable includes food, bedding and access to the pasture for the horses.
2. WoudStee provides the water and food for the horses and the stables are mucked out once a day.
3. If a horse has special dietary requirements, the guest must bring their own food and communicate this in writing to WoudStee in advance. Guest will not receive a discount on the rental price of the stable if they use their own food.
4. 4. WoudStee determines the amount and type of feed per day. WoudStee assumes normal use per day, adjusted to the estimated weight of the horse.
5. WoudStee does not accept any liability for theft, accidents, death, or illness or injury / damage to a horse, nor for damage resulting from the use of products offered by WoudStee. The stay of a horse on the WoudStee farm is always at the risk of the owner / user of the horse .
6. WoudStee is only liable to a guest for damage if it can be demonstrated that this damage was caused by acts or omissions by or on behalf of WoudStee, which is contrary to the care that WoudStee should exercise in the conduct of the company, or is the result of intent or deliberate recklessness on the part of WoudStee.
7. Horses that are coughing, sick or have any contagious disease are not allowed on the property of WoudStee. Obviously it is very important that the owner / user of the horse acts responsibility.



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8. Horses that are stabled at WoudStee, must be wormed on time and have their vaccinations (including against flu and tetanus) on time, according to the general guidelines of veterinarians. At the request of WoudStee, a guest must provide proof of this. Pasture grazing is also entirely at the risk of the owner / user of the stalled horse.
9. Damage to the stable, door, window, drinking or feeding trough, as well as damage to materials used are at the expense of the guest of the horse stable.
10. On the day of departure from the holiday home, the guest must pick up the horse from the stable before 10:30 am including all properties.

## The reservation at WoudStee

1. Reservations at WoudStee are final. A right of withdrawal (the so-called reflection period) of 14 days (in accordance with Article 6: 230p of the Dutch Civil Code) does not apply to the agreements between guests and WoudStee.
2. WoudStee only accepts reservations from persons who are 18 years or older. Reservations made by persons under the age of 18 are not valid.
3. Reservations are made via the website, by telephone or e-mail and based on availability. When making a reservation, the availability as shown on the website [www.woudstee.nl](http://www.woudstee.nl) is leading.
4. After receiving a reservation request, WoudStee will send a confirmation by email. This is what makes a reservation final.
5. When placing a reservation, WoudStee only requests information that is necessary for the reservation. WoudStee handles this information with care, as a guest can read in the WoudStee privacy statement on our website.
6. Payment is made through the reservation system on our website. For each booking a confirmation email is send.
7. The rates can be found on the WoudStee website .
8. Payment of the rent must be made as follows:
  - Immediately after receiving the confirmation of a reservation: 50% of the total amount.
  - 14 days before the arrival date: the remaining 50% of the total amount.
9. No refund will be made in the event of premature departure by a guest from the holiday home .
10. Visitors are not allowed to pass the night in the house without permission from WoudStee and without extra charge.
11. WoudStee reserves the right, at all times, to be able to unilaterally cancel the booking in the event of changed circumstances and will inform the guest accordingly.

## Cancellation by the guest , rebooking, or replacement of persons

1. A guest can always cancel.. Determining the height of the cancellation fee is the time of receipt of the cancellation at WoudStee. The guest is advised to cancel by email.



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2. If a guest wants to cancel, WoudStee can calculate cancellation costs for the rental period and / or expenses. When calculating the cancellation fee, the reserved rental period and the other services associated with the reservation are taken into account. The cancellation fee is:
  - For cancellation until the 43<sup>rd</sup> day before the scheduled arrival date : 30% of the rent sum (including additional costs);
  - In case of cancellation from 42 to 29 days before arrival: 60% of the rent sum (including additional costs);
  - In case of cancellation of the 28<sup>th</sup> until the last day of the agreed rental period: 90% of the rent sum (including additional costs);
  - For a later cancellation or in case of non-appearance, the full rent (including additional costs) will be charged to the guest.
3. The amount owed, in the event of cancellation, must be transferred by the guest to the bank account of WoudStee.
4. When an advance has been paid, it will be repaid by WoudStee in proportion to the above.

## Other

1. The agreements between WoudStee and guest are exclusively governed by Dutch law and the Dutch courts have jurisdiction.
2. The administration of WoudStee is decisive in a dispute between WoudStee and guest, unless proof to the contrary is provided by the guest .
3. If the guest does not comply with or violates these general terms and conditions, WoudStee can deny and / or refuse access to the holiday homes and the grounds of WoudStee with immediate effect, without further notice and / or stating reasons and without refund of the rent and additional costs.

