

## TERMS AND CONDITIONS

Azienda Agricola & Agriturismo Unico Senso  
Via San Pietro Martire 17  
63843 Montottone (FM), Italia

### 1) Definitions

- a) Unico Senso: the owners Yvo & Dorith Paagman or their appointed deputy.
- b) Guests: The tenant / the person who booked and his / her traveling companions or any visit, who will use the accommodation and facilities of Unico Senso.

### 2) Bookings

- a) Unico Senso accommodations can be booked directly from Unico Senso or through an agent / travel organization.
- b) Direct booking at Unico Senso is possible through the booking module on the website [www.unicosenso.com](http://www.unicosenso.com) or by emailing [info@unicosenso.com](mailto:info@unicosenso.com)
- c) The tenant must be at least 21 years of age.
- d) The tenant receives a booking confirmation including these General Terms and Conditions by e-mail from Unico Senso. The tenant accepts this in full by making the (down) payment.
- e) The booking is final once Unico Senso has received the down payment, or if less than 6 weeks before the start of the rental period the full payment.
- f) The tenant / person who has booked is jointly and severally liable for the fulfilment of the obligations arising from the booking, either for himself or his / her traveling companions or any visit.
- g) It is not allowed to use the accommodation with more people than agreed. Exceeding this limit may result in cancellation of the booking agreement, removal from the accommodation or, if possible, in the accommodation, increase of accommodation costs in accordance with the price list. This is judged by Unico Senso.
- h) It is not allowed to transfer the booking to third parties. Third parties are not allowed to use or to sublease the accommodation.
- i) As stated on the website, Unico Senso is not suitable for children under 6 years old. We accept bookings if the children are 6 years or older during the stay.
- j) As stated on the website, Unico Senso is not suitable for persons with reduced mobility.
- k) As stated on the Unico Senso website, pets are not allowed.

### 3) The booking confirmation states:

- a) Total accommodation costs and costs to be paid on site.
- b) The method of down payment and payment with expiry date.
- c) The date of arrival and the date of departure.
- d) The names and birth dates of the tenant and his traveling companions.

### 4) Payment

- a) Within 7 days of receiving the booking confirmation, the tenant pays a deposit of 30% of the accommodation fee.
- b) The remainder of the accommodation costs must be paid no later than 6 weeks before the start of the rental period.
- c) Bookings made less than 6 weeks before the start of the rental period must be paid immediately and 100%. The booking is only final after receiving the full stay costs by Unico Senso.
- d) In the case of non-timely payment (point 4 a, b and c), Unico Senso reserves the right reserves the right to consider the booking as cancelled by the tenant.
- e) At the end of the rental period, all possible additional costs must be paid before departure.

### 5) Unico Senso's liability

- a) Unico Senso is not liable for damage or injury, loss or theft of any kind, caused to the guests or caused by other guests or other persons.
- b) Unico Senso is not liable for any damage whatsoever arising from natural violence, natural disasters, diseases, fire, war/terrorism/attacks, strikes, government decisions, violence or accidents.
- c) In case of disputes all (legal) costs are borne by the guests. Disputes are settled according to Dutch law at the Utrecht court.
- d) The use of Unico Senso's facilities and accommodation is at own risk of the guests. The guests are aware that Unico Senso is a farm, as well as a rugged and not fenced natural site.

## 6) Liability tenant

- a) The guests should use the accommodation and everything that should be used neatly and as if it were their own.
- b) Damage caused by the guest (s) is reported to Unico Senso and immediately and fully reimbursed.
- c) It is the responsibility of the guests to have a (travel) insurance that covers damages.

## 7) Cancellation

It is the responsibility of the guests whether or not to have a travel- or cancellation insurance.

### a) Cancellation by the tenant

1. Cancellation before the start of the rental period must be communicated via email. After receipt, Unico Senso will send a confirmation of the cancellation by email.
2. The following amounts are due in the event of cancellation before the start of the rental period:
  - (i) More than 6 weeks before the start: 30% of the total accommodation costs
  - (ii) Less than 6 weeks before the start: 100% of the total accommodation costs
3. Cancelled bookings cannot be transferred to third parties.
4. On overdue arrival or earlier departure than agreed, no refund will be given by Unico Senso.

### b) Cancellation in case of force majeure

1. Events such as natural violence, natural disasters, illnesses, fire, war / terrorism / attacks, government decisions, strikes etc. are considered as force majeure.
2. In case of a cancellation - of the booking or during your stay - due to force majeure, Unico Senso will not refund any amounts already paid.

### c) Cancellation by Unico Senso

1. If Unico Senso is forced to cancel the booking due to exceptional circumstances, not being force majeure, the tenant will be informed as soon as possible.
2. If possible and desired, Unico Senso will offer a suitable alternative.
3. If it is not possible to offer a suitable alternative or if it is not accepted by the tenant, Unico Senso will refund the amount already paid - in full or pro rata (if cancellation during the stay). The tenant has no other right than to receive this amount.

## 8) Privacy and personal data

- a) Your personal data will be used only for your booking and your stay.
- b) For the processing of the booking Unico Senso has an agreement with an external booking system. The General Terms and Conditions associated with this agreement state this and the way the privacy of the personal data is organized and secured.
- c) Your personal data will not be shared by Unico Senso with third parties, except for the processor as mentioned in article 9b) and registration with the government.

## 9) House Rules

- a) To make the stay as pleasant as possible for everyone, there are several House Rules for all guests to keep.
- b) These House Rules can be found in the information folder, which you will receive by email some time before arrival.
- c) In the information folder in the accommodation, you will find an inventory list. Should items be missing or not functioning, Unico Senso expects the guests to report this so that it can be resolved or restored.
- d) Smoking is not allowed in the accommodation or communal areas.
- e) Guests must comply with Unico Senso's instructions.
- f) If, in the opinion of Unico Senso, guests do not comply with these Terms and Conditions and the House Rules, Unico Senso is entitled to terminate the agreement and request that those guests immediately leave Unico Senso's accommodation and territory. The guests cannot claim a refund of the accommodation costs or other payments already made.