

Terms & conditions long stay

15.2.2016

TERMS & CONDITIONS OF SALE FOR LONG STAYS

INTRODUCTION

MI-DOMA is an estate agency (hereinafter: MI-DOMA) owned by a commercial company Eleutheria d.o.o. specialized for long stay rentals in Croatia.

MI-DOMA acts exclusively as an agent and it shall be liable only as an agent.

By paying a reservation deposit for the reservation of the selected property you agree to these Terms & Conditions.

ART. 1. RESERVATION AND CANCELLATION

1.1. In order to reserve the property the client is required to pay as a reservation deposit a first month's rent and the agency fees.

1.2. The reservation becomes binding after the payment of the deposit and implies acceptance of terms and conditions of long stay rental.

1.3. In case of the cancellation of the reservation, the client must inform MI-DOMA in writing (by email). In case of cancellation and for any reason whatsoever, the reservation deposit and the agency fees paid for the reservation of the property will be retained as a compensation for the owner and the agency.

1.4. The payment of the reservation deposit is to be made by bank transfer. All bank charges are to be paid by the client.

1.5. Given the time needed to transmit a bank transfer order and in order to maintain the reservation until receipt of the deposit, the client is required to send us by email a copy of the transfer bank order within 48 hours after its execution.

1.7. MI-DOMA advises its clients to take out the INSURANCE POLICY for the reservation cancellation to be sure to be reimbursed in extraordinary, unfortunate circumstances, not only for the property rentals, but also for any other bookings the client may make for the travel.

1.8. If 48 hours after the scheduled date of the beginning of the rent the client does not show up at the property, MI-DOMA reserves the right to rent the property without any compensation and without refund of the reservation deposit.

ART. 2. PRICE

2.1. The prices published on our website are final. It is on the person wishing to rent a certain property to verify if the utilities are included or not in the monthly rental price. This information can be found in the description of each property under the section 'Additional Information'.

If the utilities are not included in the price of the rent, they need to be paid directly to the owner of the property at the end of each calendar month on the basis of the real expenses being made. The agency will in no case collect or pay these expenses.

ART. 3. REDUCTION OF THE LENGTH OF STAY

In case of reduction of the length of the stay the agency will be under no obligation to refund the client the overpaid rent corresponding to this reduction.

ART. 4. PAYMENT OF RENT

The client must pay the rent directly to the owner for the next month no later than 7 days before the end of the each 30-day period.

ART. 5. REPORT ON THE STATE OF THE PROPERTY

On the day of arrival and the day of departure of the client, the client and the owner must fill and sign the Report on the state of the property.

ART. 6. SECURITY DEPOSIT AND EVENTUAL DAMAGES

6.1. On the day of arrival the client must give a security deposit to the owner. The amount of the security deposit is indicated in the description of each property under the section 'Additional Information'. Upon receipt of the security deposit, the owner will give the client the attestation for the deposit paid.

6.2. The client must report to the owner any damage that occurred during his stay. The client will be responsible for items listed on the inventory and will be required to repay the missing or damaged objects. If he is responsible for deterioration, the client must ensure the restoration or cleaning of the items, furniture, equipment, walls, and sanitary present in the inventory.

6.3 After the signature of the Report on the state of the property on the day of departure in case no damage is caused, the owner will return the security deposit to the client. In case of damage the owner is entitled to cover the costs of reparation from the deposit. Client agrees to be responsible for all damages and excessive cleaning expenses resulting from client's use or occupancy of the property. In case that the caused damage is higher than the deposited sum, the client is obliged to pay the total damage amount to the owner.