

## **Article 1 – APPLICABLE REGULATIONS**

The present general conditions form an integral part of the accommodation contract, which is subject to the serviced residences charter of the country concerned and offers no possibility of remaining in the premises or of establishing permanent residence.

They take precedence over any general purchase conditions of the resident.

## **Article 2 – RESERVATION**

The reservation of an apartment in Erasme Residence is valid only after Erasme Hotel SA has accepted the client's reservation.

The confirmation of the client's reservation by Erasme Hotel SA remains entirely at the discretion of Erasme Hotel SA.

Moreover, to become firm, the reservation must be guaranteed by a valid credit card issued by an establishment of good repute, must have been the subject of a prior credit agreement with Erasme Hotel SA, or must be followed by the payment of an advance. (Erasme Hotel SA accepts the following credit cards: American Express, Visa, Diners and Mastercard).

The aforementioned advance must correspond to:

- all the nights for stays of less than seven nights,
- 7 nights for stays of between seven and twenty-nine nights,
- 30 nights for stays of thirty nights or more.

Reservations that have been accepted by Erasme Hotel SA will be valid 24h until an advance has been paid. If the said advance is not paid at latest 24h after the reservation, the reservation will be cancelled automatically.

Reservations made less than five days before the envisaged arrival date must necessarily be guaranteed by a valid credit card issued by an establishment of good repute.

## **Article 3 – TERMS OF PAYMENT – LATE PAYMENT PENALTIES**

The invoices issued by Erasme Hotel SA must be paid immediately on presentation. Invoices will be issued and presented every 15 days. If it has been agreed that a resident's stay will be paid for by a third party, the resident-occupant will remain personally liable for the payment concerned.

A monthly interest, of 1,5%, will be applied on any sum paid late.

## **Article 4 – PRICES**

Prices are shown in Euros and include only the provision of an apartment. Prices can be revised without notice and optional services are not included in the price.

Prices are calculated with a VAT rate of 6%.

## **Article 5 – ALTERATIONS TO RESERVATION OR LENGTH OF STAY**

Subject to availability and at the discretion of Erasme Hotel SA, the length of a stay can be extended without the obligation to remain in the same apartment or at the same price.

## **Article 6 – CANCELLATIONS / NON-ARRIVAL**

Any cancellation received 15 days before the envisaged arrival date will not be subject to cancellation fees. Any cancellation received after that period will be subject to the following cancellation fees:

- all the nights (plus taxes) for stays of less than seven nights,
- 7 nights (plus taxes) for stays of between seven and twenty-nine nights,
- 14 nights (plus taxes) for stays of thirty nights or more.

The non-arrival (of the reservation) when there has been no cancellation will be deemed a “non-arrival” and will be subject to the aforementioned cancellation fees. The valid date of a written cancellation will be the date it was received at the Residence, the customer will have to receive and to conserve the cancellation number. If the customer is not able to supply this number, the reservation will be subject to the aforementioned cancellation fees.

## **Article 7 – THE RESIDENT’S OBLIGATIONS**

The apartment will be made available to the resident in good condition as regards maintenance. The resident will use the rented premises and their installations as a reasonable and prudent person.

An inventory is displayed in each apartment. The resident must check its accuracy and quality on arrival and inform reception of any anomaly, and missing or damaged objects, within 4 hours of arriving. When the resident leaves, Erasme Hotel SA will check the inventory and the cleanliness of the apartment and anything missing from the inventory or any damage caused to the apartment will be invoiced to the resident and the credit card charged within the 48h after Erasme Hotel SA has sent an email or has phoned to the customer, and the customer has no contesting within the same 48h.

The resident mandates Erasme Hotel SA to enter the premises for weekly maintenance purposes.

Erasme Hotel SA reserves the right to enter the rented premises for safety reasons or in the case of any emergency.

## **Article 8 – RESPONSIBILITY**

The responsibility of Erasme Hotel SA cannot be incurred in the case of the theft of or damage to any personal property in the apartments, including personal mini-safes, the common parts of the premises, car parks and all the other outbuildings or annexes of the Residence.

Nor can the responsibility of Erasme Hotel SA be claimed if the resident exceeds the apartment’s capacity.

## **Article 9 – TERMINATION – PENALTIES – NON-RENEWAL**

The contract will be automatically terminated without formality or delay if the resident fails to execute any of his obligations or behaves in an inappropriate way so as to disturb the stay of other occupants. The resident must leave the premises immediately and can be evicted if necessary with police assistance.

Non-payment for the stay implies renunciation of the letting contract and incurs the change of the access codes at the Residence and the express renunciation of the right to remain in the premises.

To reduce a stay, it will be accepted, written by Erasme Hotel SA :

- For a reservation between 8 & 30 nights : an advance notice of 7 days written to Erasme Hotel SA
- For a reservation between 1 & 3 months : an advance notice of 14 days written to Erasme Hotel SA

- For a reservation for more than 3 months : an advance notice of 1 month written to Erasme Hotel SA

## **Article 10 – Renting Guarantee**

Erasme Hotel SA reserves the right to ask a renting guarantee of 300 euros for a stay of 15 days or more and 750 euros for stays longer than 1 month.

- **Article 11 – COMPETENCE OF THE COURTS:**

If a dispute arises in the execution or interpretation of the present contract, the commercial courts of Brussels will be competent.