

House Rules Applicable to All Guests at Nuustaku Ranch

We kindly ask you to take good care of the property belonging to the house you are staying at. In case of mischievous use of the property (damaging, breaking, destruction, deterioration, loss etc.) you are obliged to compensate us the caused damage.

1. The right to use the house starts at 3 p.m. on the day of your arrival. Payment of the rent and the warrant is a prerequisite. Please vacate the rooms by 12.00 at the latest on the day of your departure.

2. In Nuustaku Ranch and on its territory:

- 2.1) the renter or a person authorised by him/her has to introduce the present Rules of the House to tenant/ tenants and ask him/her/them to sign the document;
- 2.2) **all tenants have to follow the laws** of the Republic of Estonia, the legal requirements of the police and/or the representative of the renter. In case these requirements are not followed the representative of the renter has the right to send off the tenant and/or the third persons accompanying him/her from the house and territory of Nuustaku Ranch by termination of the Contract and ask for the payment of the rent for the actual days of his/her/their stay.
- 2.3) the tenant has to read the Book of the House;
- 2.4) the Ranch charges the tenant double price for the damaged or broken things (chairs, furniture, doors etc.) or according to the separately prescribed price list;
- 2.4) the tenant has to keep cleanliness, including tidying up of the rooms and the territory. Please clean up after your pet!;
- 2.5) the tenant has to use the facilities, furniture, crockery and cutlery purposefully;
- 2.6) the tenant has to consume the foodstuffs and beverages (drinks) in the prescribed facilities on the first floor of the ranch (You are not welcome with the foodstuffs and beverages (drinks) on the second floor);
- 2.7) the tenant has to wash up the used crockery and cutlery and the other kitchenware and equipment before leaving. The dishwasher should be emptied;
- 2.8) the facilities should be left in the same condition as they were before your arrival and the renter or his/her authorized representative has the right to overlook the facilities before the tenant leaves the territory of the ranch;
- 2.9) the tenant has to take good care of the inventory of Nuustaku Ranch (the house, the field kitchen and the fittings of the gigants* sauna, barrel sauna);
- 2.10) at your departure you have to lock the windows and doors, switch off the lights and check that the equipment is not switched into the circuit.

3. In Nuustaku Ranch and on its territory **it is prohibited:**

- 3.1) to carry cold weapons and firearms as well as the other things that could be dangerous to you or the other persons, pyrotechnical equipment, drugs and psychotropic drugs. The representative of the renter has the right to make a decision on whether the above mentioned and the things not listed in the present regulations are dangerous or not, whether they are allowed or prohibited on the territory;
- 3.2) to go in for all kinds of activities irritating or endangering the fellow guests. In order to avoid such activities the representative of the renter has the right to ask the irritator/the peace-breaker to behave and/or to send him/her off from Nuustaku Ranch and/or its territory;
- 3.3) to smoke indoors;
- 3.4) to throw cigarette-stubs on the floor/ground;
- 3.5) to leave the heated sauna stove (electric sauna heater) unattended;
- 3.6) to prepare meals/barbeque/grill or to burn paper, packages etc. in the fireplace of the fireplace hall;
- 3.7) to throw anything at someone and/or to the floor/ground, to break or damage the building, the furniture, the furnishing, the crockery/cutlery;
- 3.8) to urinate, vomit etc. in the places not designated for that purpose;
- 3.9) to drive and park the car on the lawn, including outside the territory surrounded by the fence;
- 3.10) not to respect the fellow guests right to a good night's rest on the territory of the Ranch between 23.00 and 06.00 hours;
- 3.11) to park in the place not designated for this purpose or on somebody else's ground unless the housekeeper says so;
- 3.12) to spend spare time on the neighbouring property. You can spend free time on the restricted territory of Nuustaku Ranch;
- 3.13) to leave kitchen equipment unattended.

4. Pets are allowed in Nuustaku Ranch only upon prior agreement with the landlady.

5. In case the event is not under control or an act of vandalism, not following the rule or other dangerous activities the authorized representative of the renter has the right to ask to finish the event immediately without making any repayments (including warranty) and to charge the tenant for the caused damage.

6. At Nuustaku Ranch upon prior agreement with the housekeeper it is possible to arrange:

- 6.1) events for more than 20 people;
- 6.2) accommodation for more than 10 people.

7. Rent, compensation and warrant, repayment:

- 7.1) the renter has the right to charge a warrant of 130 EUR (one hundred thirty euros);
- 7.2) the rent has to be paid prior to signing the present House Rules;
- 7.3) in case of the requirement to pay the warrant it should also be paid prior to signing the present House Rules;
- 7.4) the rent is not repaid after signing the present House Rules. The warrant of 130 euros will be repaid to the tenant at the end of the rental period if the prescribed rules have been followed or the caused damage has been compensated at Nuustaku Ranch;
- 7.5) compensation is charged if points 3.1–3.13 of the present Rules have been infringed, point 3.1 of the

Rules does not apply the owners of the legal weapon licenses;

7.6) in case the damage caused is larger than the warrant, the tenant is obliged to compensate the damage and to pay the difference in the sum of money as well. The landlady asks for the compensation and it has to be paid before leaving Nuustaku Ranch;

7.7) if the warrant is not paid, but some damage is caused, the landlady has the right to ask for compensation in the sums given in the present Rules

8. cancelling the booking 30days before arrival day, Nuustaku Ranch will not return forepayment;

9. cancelling the booking Nuustaku Ranch has a right to keep forepayment sum which matches to costs already made.

10. Hereby both parties confirm that they have learnt the House Rules of Nuustaku Ranch and are aware of their responsibilities.

Renter:

MTÜ Vabaajaklubi Puhka Eestis

Munamäe 16/13

Otepää vald 67403



Peeter Kümmel

**Ilusat puhkust Nuustaku Rantšos!
Have a Nice Stay at Nuustaku Ranch!**

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www.nuustakurantso.ee

info@nuustakurantso.ee

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Rentnik/renter:

Eesnimi/name:

Perenimi/surname:

Address/address:

Reisidok. nr./passport nr.:

E-post:

Telefoni nr./telephone no :

Allkiri/signature:

Täidab majaperenaine/ landlady fills in:

Saamine/arrival:

Lahkumine/departure: