

TERMS & CONDITIONS – LUXURY VILLA RENTAL

Peterc Vineyard Estate

These Terms & Conditions form a legally binding agreement between the **Owner/Operator of Peterc Vineyard Estate** (Milena in Uroš Peterc) and the **Primary Guest / Renter** ("Guest-----"). They are designed to be **clear, fair, and transparent**, ensuring a safe, comfortable, and trustworthy experience for all guests.

1. PROPERTY & PARTIES

Property Name: Peterc Vineyard Estate

Address: Kojsko 4a, 5211 Kojsko, Slovenia, Europe

Owner / Operator: Uroš in Milena Peterc

Contact: mail: reservations@peterc-brda.si, mobile: +386 40 977 128- Uroš, *386 70 700089-Milena

Primary Guest Name: _____

ID / Passport No.: _____

Address: _____

Phone / Email: _____

Rental Period:

Check-in: ____ / ____ / ____

Check-out: ____ / ____ / ____

Maximum Occupancy: 12 persons (strictly enforced)

2. PURPOSE OF STAY

2.1 The Villa is rented **exclusively for private holiday accommodation**.

2.2 **Commercial use, filming, events, weddings, parties, retreats, or sub-letting are strictly prohibited** unless explicitly approved in writing by the Owner.

3. OCCUPANCY & VISITORS

3.1 Only **registered guests listed prior to arrival** may enter or stay at the Villa.

3.2 **No unregistered visitors** (friends, service providers, drivers, chefs, photographers, etc.) are allowed without prior written approval.

3.3 Exceeding maximum occupancy or allowing unauthorized visitors may result in:

- Immediate termination of stay
 - Loss of all payments and security deposit
 - Additional penalties and local fines
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4. NO PARTIES, EVENTS & NOISE POLICY

4.1 **Parties, celebrations, gatherings, or events of any kind are not permitted.**

4.2 Quiet hours are strictly enforced between **01:00 AM – 07:00 AM**, in accordance with local regulations.

4.3 Noise complaints may result in:

- Immediate eviction without refund
 - Forfeiture of security deposit
 - Responsibility for any fines or neighbor claims
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5. NO PETS POLICY

5.1 **Pets and animals of any kind are not allowed** on the property.

5.2 Violation will result in:

- Professional deep cleaning fee
 - Damage compensation (if applicable)
 - Possible immediate termination of stay
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6. SMOKING POLICY

6.1 **Smoking is strictly prohibited inside the Villa**, including bedrooms, bathrooms, and common areas.

6.2 Smoking is permitted **only in designated outdoor areas**.

6.3 Evidence of indoor smoking will result in:

- Specialized cleaning and deodorization charges
 - Possible damage claims
 - Deduction from security deposit
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7. RENTAL PRICE & PAYMENT TERMS

7.1 The total rental price includes:

- Accommodation for agreed dates
- Standard utilities
- Final standard cleaning according to number of people staying (additional charge)

7.2 **Payment Schedule** (unless otherwise agreed):

- 50% deposit upon booking confirmation
- Remaining balance due 30 days before arrival

7.3 Failure to complete payment on time may result in **cancellation without refund**.

8. SECURITY DEPOSIT

8.1 A **refundable security deposit of 2.000€** is required.

8.2 The deposit may be used to cover:

- Damage to property or contents
- Missing items or inventory
- Excessive cleaning
- Smoking indoors
- Unauthorized guests, pets, parties, or events
- Noise violations or fines

8.3 The deposit (minus deductions, if any) will be refunded **within 14 days after check-out**, following inspection.

9. CHECK-IN / CHECK-OUT

- **Check-in:** from 12noon till 5PM
- **Check-out:** till 12noon

Late check-out or early arrival is subject to availability and may incur additional fees.

Guests agree to leave the Villa **clean, tidy, and in good condition**.

10. INVENTORY & CONDITION

10.1 A **Check-In & Check Out Condition Report** and inventory list is provided upon arrival and departure and must be made with guest personally.

10.2 Guests must report any issues or damage **within 24 hours of arrival** to avoid liability.

10.3 Unreported damage discovered after check-out will be charged accordingly.

10.4. At the **Check Out** the tourist tax and costs incurred for additional services and possible purchases of wine, will be charged.

11. CARE OF PROPERTY

Guests agree to:

- Treat the Villa, furnishings, and equipment with care
- Not move furniture or décor
- Lock doors and windows when leaving
- Report any damage immediately

Lost keys, remotes, or access devices will incur replacement fees.

12. POOL, SAUNA & FACILITIES – USE AT OWN RISK

12.1 Use of the pool, sauna and all facilities is **entirely at Guest's own risk**.

12.2 No lifeguard or supervision is provided.

12.3 Children must be supervised at all times.

12.4 The Owner accepts no liability for accidents, injuries, or misuse.

13. LIABILITY & INDEMNITY

13.1 The Owner is not liable for:

- Accidents, injuries, illness, or death
- Loss, theft, or damage of personal belongings
- Utility outages, weather conditions, or natural events

13.2 Guests agree to **indemnify and hold harmless** the Owner from any claims arising from their stay.

14. INSURANCE RECOMMENDATION

Guests are strongly advised to carry **travel insurance** covering:

- Medical emergencies
 - Trip cancellation or interruption
 - Personal liability
 - Property damage
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15. MAINTENANCE & ACCESS

15.1 The Owner or authorized staff may access the property for:

- Essential maintenance
- Emergency repairs
- Safety or legal reasons

Advance notice will be given whenever possible.

16. CANCELLATION POLICY

16.1 Cancellation terms depend on the booking agreement or platform used.

16.2 Unless otherwise stated:

- Booking deposit is **non-refundable**
- Late cancellations may result in full loss of payment

Travel insurance is strongly recommended.

17. FORCE MAJEURE

The Owner is not responsible for cancellations, delays, or interruptions caused by events beyond reasonable control, including but not limited to:

- Natural disasters
- Government restrictions
- Utility failures
- Acts of God

Refunds or rescheduling will be considered at the Owner's discretion.

18. TERMINATION OF STAY

The Owner may immediately terminate the stay **without refund** if Guests violate:

- Occupancy limits
 - No-party or no-pets policy
 - Smoking rules
 - Local laws or regulations
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19. VIDEO SURVEILLANCE DISCLOSURE

For security purposes, **outdoor-only cameras** monitor:

- Entrances
- Parking areas
- Property perimeter

There are **no cameras inside the Villa**, ensuring full privacy.

20. PRIVACY & DATA PROTECTION

Guest personal data and identification are collected **solely for legal registration and security purposes** and will not be shared except where required by law.

21. GOVERNING LAW & JURISDICTION

This Agreement is governed by the laws of **Slovenia**.
Any disputes shall fall under the jurisdiction of the local courts.

22. ACCEPTANCE OF TERMS

By booking, signing, or staying at **Peterc Vineyard Estate**, the Guest confirms that they have read, understood, and agreed to all Terms & Conditions.

Owner Signature: _____ Date: _____

Guest Signature: _____ Date: _____