



The following terms apply to booking Villa Jämi. These terms become binding and concern both parties once the customer has paid the booking payment (i.e. security deposit) mentioned in these contract terms.

Reservation and payment

Reservation of Villa Jämi is confirmed when the customer has paid a security deposit, 500 euros, within one week (7 days) after sending the confirmation of the reservation. **The security deposit also works as a guarantee payment and will be returned to the client after the rental time in case everything is in good condition in the villa and the yard belonging to the villa.**

The rent with the possible extra services has to be paid at the latest four weeks (28 days) before the reservation begins. In the case there is four weeks (28 days) or less time to the beginning of the reservation, both the rent and the security deposit have to be paid within one week (7 days) after sending the confirmation of reservation. **If the payments are not paid by the due date, Villa Jämi has the right to cancel the reservation without a separate notification and rent the villa to another client.**

Cancellations and changes of reservation

A cancellation must be made immediately and in written form to the address villajami@villajami.fi.

The date on which Villa Jämi receives the notification will be regarded as the date of cancellation. If the reservation payment has already been paid, it will not be returned. This also concerns the returning of the rent when the cancelling takes place at the most 4 weeks (28 days) before the beginning of the rental time. The rent can however be refunded to the client after cancellation if the villa can be rented to another client. This exception does not apply to the security deposit even if the villa were rented to a new client for this period of the cancelled reservation.

In case the customer changes the date of a vacation or cancels a part of the booking time, it will be treated as a cancellation of the previous booking and a subsequent new booking. If this change will not cause Villa Jämi unreasonable trouble or loss of income, the security deposit of the new booking and possibly a part of the rent can be compensated by the previous security deposit and the rent.

Delivery, use and returning keys

Villa Jämi is accessible from 16.00 on the arrival date till 12.00 on departure date if there is not another agreement. The key should be left in the key locker in the entrance. **The customer must vacate the villa by 12.00 on the departure date so that the cleaning of the villa can be done before the next client.** There is one (1) key for the customer. In case the key goes missing, the customer will be charged for the real costs of changing the locks.



Staying in Villa Jämi

The rent includes the right to use villa freely (except Smoke sauna and cabin of the fireplace, Honkakota and the Oven for robbers' steak, which have to be rented separately). The storage downstairs of Villa Jämi is used by the landlord.

By each rental the customer has to inform the number of persons staying overnight. There are 15 beds in all + 2 spare mattresses. Each bed has been made before the arrival of the customer.

In case there are more persons using the linen than has been announced before hand , the costs will be charged from the security deposit.

Each rental includes a departure cleaning service. The customer is responsible for the cleanliness of the villa during the stay. At the end of the rental time the villa has to be in good condition. In detail the customer has to put the dirty dishes into the dishwasher and take the rubbish out into the Molok rubbish container. Customers must also return any moved furniture to their original places and make sure that all the rooms and furniture are tidy and clean and in the same state of cleanliness and general order as they were on the arrival date.

In case the apartment is noticeable untidy, extra cleaning costs, 100 EUR/hour will be charged of the guarantee payment. If necessary, we will send the invoice to the customer additional cleaning.

Damages, defects and complaints

Any objections and complaints regarding the equipment and condition of the villa must be made immediately to the owner of the villa whereby they can be repaired or compensated. In case the situation cannot be compensated at once, the customer has to make a written claim immediately. If the complaint is made afterwards, it will not be observed. **In case of damaging the property, the customer is required to inform the owner and pay compensation directly to the owner.** The unannounced damages will be charged afterwards off the guarantee payment according to the real costs. If necessary the customer will be sent an extra invoice. Villa Jämi is not responsible for any errors in advance information which are caused by sudden changes of conditions, (e.g.sudden excess of snow or ice, building sites in the neighbourhood or such).

Equipment for children

Villa Jämi has its own equipment for children. There is one portable cot, a potty and two highchairs for children and one (1) security gate to the staircase in the middle floor. Every customer can use these equipments free but the need must be mentioned beforehand at the time of reservation.

Smoking and pets

Smoking in the villa and the covered terraces is **not permitted at any time.**

Smoking is allowed only in the places which are separately marked.

For prohibited smoking inside the villa and the terrace area will be charged 300 euros for ventilation- and cleaning payment. Pets are **not permitted** at any time in Villa Jämi.

Villa Jämi is not responsible for the allergic responses or the other comparable problems which are caused by prohibited smoking or animals dust.

Visiting address:

Jämintie 634, 38800 JÄMIJÄRVI

Kai Jäntti
p. 0400 810 350
villajami@villajami.fi



It is not permitted in Villa Jämi

- to throw cigarettes or rubbish into the nature, courtyard or terraces
- to use firework inside the villa or in the direct neighbourhood
- incautious treatment of fire, such as leaving candles without supervision, to use open fire and burn sparklers. OBS! To burn twinkling candles is allowed only in the specific barrels. It is prohibited to burn ordinary candles
- to cause danger
- to put ashes of the fireplaces to any other place than to the specific holders
- to warm electric- or steam sauna too long periods
- to bring drinks in glass bottles or glass wares into the spa-department
- to drink in the outdoor spa
- to keep drinks in the edge of the outdoor spa
- to damage articles or prohibited capture of the articles
- to change the technique or settings of the house

Further instructions

- only the staff of Villa Jämi takes care of the heating of the smoke sauna
- the outdoor spa has to be covered always by thermo deck after use
- wash yourself thoroughly always before going into the outdoor spa
- do not mess or rubbish the outdoor spa. **OBS! In case the outdoor spa has to be cleaned or the water changed it will be charged 100 euros/hour. This will be charged from the guarantee payment or the customer will be sent an additional charge if necessary.**
- customer is always responsible for the use of the outdoor spa. Pay attention e.g. to the slipperiness at wintertime
- pay special attention to slipperiness of the floors in the washing facilities
- special observation of the heat of the two steam jets (beneath the bench right side)
- take care of the cleanliness
- leave the used beds open so that the cleaner will be aware of changing the beddings
- be familiar with the exits and the sprinklers as soon as arrived to the villa
- inform the damages immediately