

## Rental Terms

### 1. What's Included

The rental price is in Norwegian kroner and applies to the specified number of guests for the reserved period. It includes electricity, water, and one sack of firewood (in winter). Additional firewood is available for purchase (NOK 175 per sack).

Wi-Fi is provided free of charge, but quality and capacity cannot be guaranteed. Router/TV settings must not be changed. Guests should bring devices like Chromecast or Apple TV to stream.

### 2. Guest Capacity

The cabin may not accommodate more people than agreed upon at booking.

- **Changes in group size less than 30 days before arrival:** Extra guests will incur additional charges, while no refund will be issued for fewer guests.

### 3. Deposit

The cabin is not reserved without a deposit (see section 4).

### 4. Booking and Payment

The rental agreement becomes binding upon booking. A deposit of approximately 20% is required, and the balance must be paid at least 30 days before arrival. For bookings made less than 45 days before arrival, the full amount is due immediately. Failure to pay on time may result in cancellation of the reservation.

### 5. Cancellation Policy

- Full refund if cancellation is made within 14 days of booking.
  - The deposit is forfeited for cancellations after 14 days.
  - No refunds for cancellations less than 45 days before arrival.
- In cases of government restrictions (e.g., lockdowns), rebooking options may be offered. For personal illness or quarantine, contact your insurance provider.

### 6. Force Majeure

In cases of force majeure preventing cabin use, alternative accommodations will be offered when possible. If no alternatives are available or acceptable, the rental fee will be refunded, and the agreement terminated.

### 7. Rental Period

Check-in: From 5:00 PM.

Check-out: By 12:00 PM.

### 8. Furnishings and Equipment

The cabin is fully furnished with kitchenware, duvets, and pillows.

- Kitchenware, furniture, and inventory must not be removed or rearranged. Any missing or misplaced items at check-out may result in charges.
- Rental does not include bed linens, towels, cleaning supplies, or toiletries unless otherwise arranged.

## 9. **Linens and Towels**

Can be rented:

- **Bed linens and towels:** NOK 250 per set.
  - **Bed linens only:** NOK 150 per set.
  - **Towels only:** NOK 150 per set.
- Must be ordered at least 2 days before arrival.

## 10. **House Rules**

- Do not place hot items on furniture without protective mats.
- Ski boots/outdoor shoes are prohibited indoors except at the entrance.
- Only flush toilet paper in toilets.
- Guests must dispose of trash and avoid leaving it outside.
- Decorations must not be physically attached to furniture or walls and must be removed before check-out. Confetti, smoke machines, or explosives are strictly prohibited. Violations may result in eviction and/or charges.
- Quiet hours: 11:00 PM to 8:00 AM.
- Renters are liable for any damages during their stay.

## 11. **Pets and Smoking**

- Pets are allowed in designated cabins for a fee (NOK 250 per pet). Pets must not be on furniture or beds.
- Smoking is strictly prohibited indoors and may result in additional charges.

## 12. **Cleaning Before Check-Out**

- Guests must tidy up and perform basic cleaning, including washing dishes, emptying the fridge, and removing trash.
- Trash must be taken to the waste station near Gåsbu (200 meters south of Gåsbustua).
- Used rental linens should be placed in the provided laundry bags.
- All windows must be closed, and doors locked upon departure.

Failure to meet these requirements may result in additional cleaning fees.

## 13. **Complaints**

Report any issues with the cabin, furnishings, or installations immediately upon arrival. Failure to report may forfeit any future claims.

## 14. **Liability**

- Renters should have adequate travel insurance.
- Ofstad-Pettersen Eiendom AS is not liable for personal belongings or any damages outside of its control.

## 15. Other Provisions

- The rental company reserves the right to access the cabin during the rental period if necessary.
- Renters must be at least 23 years old unless otherwise agreed, and someone aged 23+ must remain on-site during the stay.

## 16. Disclaimer

We reserve the right to correct errors or adjust prices.

**"These terms are designed to ensure a pleasant experience for both renter and owner."**

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