LIVING
WHERE UR HOME

1. Booking and accommodation

The accommodation is provided by Urban Residence B.V., Chamber of Commerce no. 42083825 ("Landlord").

The studio selected during the online booking process ("Accommodation") is rented fully furnished for temporary short-stay accommodation only.

The specific studio, address, rental period, rental price, deposit and other booking details are stated in the Booking Confirmation and form an integral part of the agreement.

The Tenant may not sublet the Accommodation, allow third parties to occupy it in their place, or use it for any purpose other than the agreed temporary stay.

2. Temporary short-stay

The Tenant expressly acknowledges that the Accommodation is booked for temporary short-stay use for the fixed period stated in the Booking Confirmation.

The parties intend the stay to qualify as use of residential accommodation which by its nature is of short duration within the meaning of Article 7:232 paragraph 2 of the Dutch Civil Code.

The Tenant acknowledges the temporary nature of the stay and agrees to vacate the Accommodation no later than the agreed check-out date.

Acceptance of these Terms does not affect any rights which cannot legally be excluded under mandatory Dutch law.

3. Rental period

The booking is entered into for the fixed period shown in the Booking Confirmation.

The agreement starts on the check-in date and automatically ends on the agreed check-out date.

The Tenant cannot terminate or shorten the agreed rental period prematurely after check-in, unless the Landlord agrees otherwise in writing or mandatory law provides otherwise.

Extension is only possible after prior approval by the Landlord and is subject to availability.

4. Cancellation before check-in

A booking may be cancelled by the Tenant before the agreed check-in date, subject to the following cancellation charges:

- More than 28 days before the agreed check-in date: no cancellation charge.
- 15 to 28 days before the agreed check-in date: 75% of the first month's rental price.
- 14 days or less before the agreed check-in date: 100% of the first month's rental price.

Cancellation must be made in writing. The date on which the Landlord or its property manager receives the cancellation will be regarded as the cancellation date.

5. Rental price and payment

The applicable rental price is stated during the booking process and in the Booking Confirmation.

The price includes the supplies and services specifically stated with the booking, which may include:

- gas, water and electricity;
- furniture and furnishings;
- use of shared laundry facilities where available;
- cleaning of common areas;
- utilities for common areas; and
- WiFi/internet.

Payments must be made in advance, no later than the due date stated during the booking process or in the Booking Confirmation.

The Tenant may not suspend, deduct or set off payments, except where mandatory law expressly permits this.

Any applicable VAT is stated separately or included in the booking price where applicable.

6. Security deposit

The Tenant must pay the security deposit stated in the Booking Confirmation before check-in and/or key collection.

After the end of the stay, the deposit will be returned after deduction of any outstanding amounts, damages, missing inventory or other amounts legitimately due under the agreement.

No interest is payable on the deposit.

7. Check-in, inventory and condition

The Tenant must report any existing damage or missing items as soon as reasonably possible after check-in.

At check-out the Accommodation, furniture and inventory must be returned in substantially the same condition as received, allowing for normal wear and tear.

8. Damage and maintenance

Normal maintenance, repair and replacement of the Accommodation are the responsibility of the Landlord.

The Tenant is responsible for damage caused by the Tenant, occupants or visitors through misuse, negligence, fault or improper use.

Any defect, leak, damage or situation which could cause further damage must be reported immediately.

The Tenant must take reasonable measures to prevent or limit further damage in urgent situations.

9. Alterations

The Tenant may not make alterations to the Accommodation, furniture, fixtures or interior without the prior written consent of the Landlord.

10. Registration and municipal charges

The Tenant is responsible for determining whether registration with the municipality is required or permitted for their stay and for complying with the applicable registration requirements and deadlines.

Any personal municipal taxes or user charges imposed on the Tenant are not included unless expressly stated otherwise in the Booking Confirmation.

11. WiFi and internet

WiFi is provided through third-party suppliers.

The Landlord cannot guarantee uninterrupted availability or performance where disruptions are outside its reasonable control.

The Tenant is responsible for lawful use of the internet connection.

12. Prohibited use

The Accommodation may not be used for illegal activities.

The possession, production, cultivation or trade of illegal narcotics is prohibited.

Prostitution or commercial sexual activities are not permitted in the Accommodation.

13. Liability

The Landlord is not liable for loss of or damage to the Tenant's personal belongings unless such loss or damage is attributable to the Landlord.

The Landlord is not responsible for interruptions or damage caused by circumstances outside its reasonable control, to the extent permitted by mandatory Dutch law.

14. Multiple tenants

Where a booking is made for more than one Tenant, all Tenants are jointly and severally responsible for the obligations arising from the booking.

15. Management and maintenance

UR Living | service@URLiving.nl

Urgent matters:
+31 (0)6 2020 4090 [This telephone number is not a 24-hour emergency service]

16. Check-out

The Tenant must vacate the Accommodation on or before the agreed check-out date and return all keys and access devices.

The Accommodation must be left tidy and in accordance with the check-out instructions provided by the Landlord or property manager.

Costs resulting from damage, missing inventory, missing keys, excessive cleaning or outstanding payments may be deducted from the security deposit insofar as legally permitted.

17. Acceptance

By completing the booking and selecting "I agree to the Short Stay Terms & Conditions", the Tenant confirms that:

- the booking details are correct;
- the Tenant has read and accepted these Terms & Conditions;
- the Tenant understands that the booking is temporary and for the fixed period shown;
- the Tenant understands that cancellation before check-in is subject to the cancellation conditions in Article 4; and
- the Tenant agrees to pay the rental price, deposit and any other charges shown before completing the booking.

The Booking Confirmation together with these Terms & Conditions constitutes the agreement between the Tenant and the Landlord.