

REGULATIONS OF ST. JAMES'S APARTMENTS IN TORUŃ

§ 1

General Conditions

1. These regulations specify the basic conditions associated with making reservations and renting the Saint James's Apartments in Toruń (hereinafter referred to as Apartments).
2. Persons staying in the Apartments are required to comply with these Regulations. Booking an apartment or paying an advance is tantamount to accepting its provisions and giving consent to the processing of personal data for registration purposes.
3. The Lessor reserves the right to refuse to accept the reservation and cancel the previously made reservation without giving a reason. In case of cancellation by the Lessor, the amounts paid by the Customer are subject to immediate return.

§ 2

Apartment rental service

1. The apartments are daily rented. The hotel day starts at 15:00 on the day of arrival and ends at 11:00 on the day of departure.
2. The apartment is equipped with bedding and towels in the amount of one set per person. The set includes: a sheet, a pillow, a quilt, a large towel, a small towel.
3. In the case of stays shorter than 7 days, additional cleaning and exchange of bedding sets and towels during the Lessee's stay is possible for an additional fee of PLN 50 per person.
4. For stays longer than 7 days, the apartment is cleaned once a week without the additional fee referred to in § 4 point 3, which also includes the exchange of bedding sets and towels.
5. Children under 18 may stay in apartments only under adult supervision.
6. The stay of children under the age of three is treated as free, if the child sleeps with an adult guardian or in their own bed, which does not require an additional set of bed linen and towels.

§ 3

Check-in

1. Check-in in the apartments takes place between 15:00 - 20:00. If you need to check in at some other time, please contact the staff.
2. The customer is obliged to inform about the estimated time of arrival at the latest the day before arrival. In the event that arriving at the indicated time of day would be impossible, the customer should immediately contact the staff.
3. It is possible to collect the key before the start of the hotel day at 15:00, if the apartment is ready for occupation.
4. If the Apartment is not ready for pickup before the start of the hotel day, the Customer may leave the luggage at the office, however the Lessor is not responsible for said luggage.

5. There is a possibility of extending the stay in the Apartments after prior arrangement of their availability with the staff. Willingness to extend the stay should be reported to the service by 20:00 the previous day.

6. The Lessor reserves the right to refuse to extend the Guest's stay in the event of failure to pay the full payment for the previous stay.

7. The number of people accommodated and living in the apartment can not exceed the number given during booking. Failure to comply with the above rule results in the possibility of immediate termination of the contract.

8. The Lessor reserves the right to refuse to hand over the keys to the Apartment if the Customer:

- does not have a valid identity card;
- is under the influence of alcohol or other intoxicants;
- behaves in an aggressive manner;
- during the previous stay grossly violated the regulations, caused damage to property of the Lessor or disturbed the principles of good neighborly cohabitation.

§ 4

Check out

1. The Customer is obliged to check out of the Apartment and return the keys to the staff by 11:00. Failure to check out by this time will be treated as an extension of your stay for the next day, for which a fee will be charged according to the applicable price list. (except when the reservation has been made for said Apartment by another Guest).

2. In case the check-out occurs before 8:00, please inform the staff in advance.

3. In the event of lack of contact with a client who has not checked out after the expiration of the stay, the Lessor reserves the right to enter the apartment and to pack the items left by the customer.

4. The Customer's personal items referred to in the above point will be stored, but no longer than for 7 days.

5. The customer is obliged to leave the apartment in the state in which it was found. The customer also bears full financial responsibility for any damage caused to the apartment and its equipment.

§ 5

Booking and payment

1. The following methods of booking apartments are available:

- on-line booking system at the website www.torun-jakuba.pl
- by phone: +48 792180228
- via e-mail: apartamenty@torun-jakuba.pl
- via the Booking.com service

2. After booking, the customer receives a "booking confirmation" for the selected apartment, including the cost of the entire stay and the amount of the advance payment, which must be paid to the indicated account number within 24 hours of receiving the booking confirmation.

3. Failure to pay the advance payment within the prescribed period means withdrawal from the contract and automatic cancellation of the booking.

4. In the case of no-show of the Customer in the booked Apartment, the advance payment is non-refundable.

5. Payment for the apartment rental, unless it has been settled earlier, takes place on the day of arrival during check-in. You can pay by card, cash and bank transfer.

6. The Lessee is obliged to pay the local tax according to the applicable rate for each day of stay (PLN 2.00 / person / day)

7. We issue a VAT invoice at the Customer's request.

8. The Lessor is not obliged to return the money for the period of stay not used by the Customer.

§ 6

Customer's responsibilities

1. The apartments are subject to quiet hours from 22:00 to 7:00. During this time, people staying in the apartments and in the courtyard are obliged to behave in a way that does not disturb the peace of other guests.

2. The Customer is financially liable for any damage or destruction of equipment and technical devices caused by his fault or fault of persons staying in the rented apartment by the Lessee during the term of the apartment rental agreement.

3. The Lessor reserves the right to terminate the stay of persons who will not exercise commonly used norms of intercourse between people. In this case, the Lessor is not obliged to refund the unused period of stay.

4. Smoking in apartments is strictly prohibited. In the event of breaking the smoking ban, a contractual penalty of 500 PLN will be imposed on the customer. The ban also includes electronic cigarettes.

5. In the apartments, it is forbidden to use devices powered by electricity, not constituting the apartments' equipment, excluding devices such as: personal computers, phone chargers, shavers, hair dryers.

6. It is forbidden to use open fire in the apartments.

7. The Customer is obliged to immediately report damage which was found or caused in the Apartment as well as the lack of equipment of the Apartment.

8. The Customer bears full responsibility and will be charged for repair or replacement for the destruction of or damage to walls, technical equipment and devices which was caused by

the Customer or persons staying in the apartment,

9. The Customer bears financial responsibility resulting from loss or destruction of the apartment keys for which he was responsible.

§ 7

Additional information

1. Persons who are not registered in the apartment can stay in it between 10:00 and 22:00.

2. Pets are not allowed in the Apartments.

3. The Lessor is not liable for personal belongings of the Customer that get destroyed or stolen from the Apartment.

4. The Lessor is not liable for damage to the Customer's health caused by improper use of the devices that constitute the equipment of the Apartments.

5. In the event of unforeseeable circumstances, the consequences of which can not be eliminated immediately, the Lessor reserves the right to propose to the Customer a replacement Apartment. The landlord has the right to withdraw from the contract in the event of occurrences of force majeure. This also applies to cases in which the personal security of the Customer or his property, for reasons beyond the Owner's control, can not be guaranteed.

6. In the circumstances indicated in § 7 point 5, the amounts paid by the Customer are subject to immediate refund, minus the amounts due to the Lessor for services already performed.

7. If the Customer finds that his personal belongings have been left after the check-out process, these items will be stored. This rule does not apply to underwear and food. After a month from the check-out date, any items left behind will be disposed of.

§8

Personal data protection

1. When booking an apartment on the website, the Lessee agrees to the processing of personal data only for the purpose of fulfilling the reservation and fulfilling the obligation to check in accordance with the provisions of the Act of 29.08.1997 on the protection of personal data. The reservation holder has the right to inspect their personal data and update them.

2. The object and the external area of the Apartments are monitored 24 hours a day, to which the Customer agrees. The readout from the monitoring record may be made available to the Customer only in the event of a justified, particularly important, justified purpose, which is primarily to ensure security or at the request of the law enforcement authorities. Only the person authorized by the Lessor has access to the monitoring and recording system.

§ 9

Final Provisions

1. Any financial claims against the Guest resulting from the use of the Apartments, which

are unsettled in time, will be directed to court proceedings immediately after a call to make payment. All rules resulting from legal provisions apply.

2. The law applicable to disputes between the Lessor and the Customer is the Polish law. Disputes will be resolved by the court competent for the Lessor.

3. The Lessor may refuse to continue providing services to a person who breaks the rules. The customer who violates the regulations is obliged to immediately comply with the demands of employees regarding the settlement of payments for existing services, damage or destruction and to leave the premises immediately.