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### 1. Rental conditions

#### a. General provisions

The house is owned by the company D&Ł Sp.z o.o. with a registered office in Wrocław at ul. Jarocińska 70, hereinafter referred to as the **Lessor**.

The House is a subject of rent for short-term stays for natural persons, hereinafter referred to as the **Lessee**.

The Lessor issues a VAT receipt for the stay at the request of the Lessee.

The Lessor represents that he has a valid homeowner's insurance policy in the scope of

#### 1. All-risk property insurance

Buildings, structures, premises according to actual value - PLN 170,000.00

Machines, devices and equipment according to actual value - PLN 10,000.00

#### 2. Property insurance against burglary and robbery

Machines, devices and equipment - PLN 5,000.00 and insurance

#### 3. Civil liability in tort - PLN 15,000.00

#### b. Lessee's liability

The Lessee is liable for all damage during the rental period, caused by the Lessee's fault, which will not be covered by the insurance policy.

The Lessee shall not be liable for any damage related to the normal use of the house, connected with the normal wear and tear of the house equipment.

D&Ł Sp. z o.o. , ul. Jarocińska 70, 51-011 Wrocław

Contact person: Łukasz Kulka, tel. 605-56-00-94,

e-mail: [biuro@wojtowka16.pl](mailto:biuro@wojtowka16.pl) www: <http://wojtowka16.pl/>

- c. Deposit  
The deposit is not charged unless the Lessor decides otherwise after a risk analysis of potential damage associated with the rent.
- d. Lessor's responsibilities  
The Lessor undertakes to hand over the Object of Rent in full working order, i.e. with the following systems working: the waste water system, electricity and electric heating, in the period from 15 September to 15 May, hot and cold water, internet, satellite TV, Netflix service, fridge, dishwasher, washing machine, kitchen equipment, bathroom and utility rooms in the basement, on the ground floor, upstairs and in the attic.
- e. Lessee's responsibilities  
The Lessee undertakes to use the Object of Rent and hand it back in good condition, resulting from normal use.  
The Lessee undertakes **not to use** his/her own cleaning agents in the house, such as a toilet disinfectant, cleaning milk, dishwashing liquid, dishwasher tablets, as these products may affect negatively the operation of the ecological water treatment plant used in the house.  
The Lessee undertakes to report immediately any problems with the functionality of the house to the Lessor.
- f. Cost of utilities  
The Lessor covers the cost of utilities (cold, hot water, heating, waste water, internet, telephone, Netflix, TV-sat) within the limits of their standard consumption associated with the rent.  
The cost of utilities related to
- unjustified heating of the building (setting the temperature required in the building above 20 degrees Celsius)
  - very long phone calls, calls to paid services, calls abroad
  - unjustified water consumption and overfilling of the ecological wastewater treatment plant
- will be charged to the Lessee.
- g. Other provisions  
In matters not settled by these Regulations, the provisions of the Civil Code shall apply.
2. Use of the house
- a. Key  
The key is available in a Masterlock box located at the entrance to the house **(see number 1 in photo below)**.  
The Lessee will receive the box password by SMS **(see number 2 in photo below)**.



b. Alarm

The house is protected by an alarm system. The control panel is located in the garage to the left of the entrance. **(see number 1 of the photo below)**

The alarm is disarmed before the arrival of guests. The Lessee undertakes not to activate the alarm.

In case the alarm is activated, the Lessee will receive the alarm password by SMS.



c. Hot and cold water

The house has its own well and a cold water expansion tank. Hot water is heated in the boiler.

The boiler and the expansion tank are located in the garage.

The boiler and the expansion tank are usually switched on.

The Lessee undertakes to check if the boiler and the expansion tank are switched on **(see numbers 1-5 of the photo below)**

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- 1) Hydrophore switch - is to glow red
- 2) Hydrophore plug - the plug is to be inserted into the socket
- 3) Boiler plug - the plug is to be inserted into the socket
- 4) Boiler hot water valve - to be positioned parallel to the pipe as shown in the photo
- 5) Boiler cold water valve - to be positioned parallel to the pipe as shown in the photo



d. Heating

The house is equipped with

- 3 heat accumulating stoves (house heating). Each heat accumulating stove has
  - The controller positioned at the stove with which the stove charging level is set. The setting at which the stove charging is switched off is indicated by **number 1 in the photo below**. By turning the knob to the right the stove charging level can be set (33%, 66%, 100%). The colder it is outside, the higher the charging level should be. The stove is charged automatically in the night tariff.



- The controller positioned on the wall, with which **the desired temperature in the room** is set. **Number 1** in the photo below indicates the target temperature in the room, **number 2** indicates the actual current temperature in the room, **number 3** indicates the mode (manual - icon of semicircle, automatic - icon of house), **number 4** - buttons for temperature control, **number 5** indicates a switch from manual mode (user-defined temperature) and automatic mode (auto-programme with temperature of 20 degrees).



- 2 oil heaters of 1 KW (the 1st one - used to heat garages, the other one - used to heat rooms)
- 2 oil heaters of 300 W (used to heat the attic)
- fireplace (used to heat the house)
- cast iron stove (used to heat the house)
- bathroom fan heater (used to heat the bathroom)
- towel heater (used to dry towels)

**It is forbidden to dry any items on heat-accumulating stoves and oil heaters as this may cause fire.**

**It is forbidden to take a 1 KW oil heater out of the garages as it protects the boiler and expansion tank against frost.**

e. Internet

The house has an internet connection. The router is located in the basement, on the shelf above the washing machine. Inside the house there is a WIFI network and LAN cables laid on the ground floor and upstairs.

The Lessee will receive a WIFI password by SMS.

The Lessee undertakes to check if the Router is switched on.

f. Telephone

The house has a landline phone. The docking station and portable phone are located in the basement, on the shelf above the washing machine.

The telephone number is: +48 71 305 09 37

g. Media

In the house on the 1st floor there is a media set consisting of

- HD television (number 5 in the photos below)
- satellite receiver (number 2 in the photos below)
- DVD tuner with VOD TV (including Netflix service) (number 4 in the photos below)
- HDMI switch (number 3 in the photos below)

The Lessee undertakes to check if the devices are switched on (number 1 in the photos below)

HD TV does not have a remote control. The switch (number 6 in the photos below) and volume control (number 7 in the photos below) are on the right side of the case). The source in the TV (number 8 in the photos below) must be set as HDMI page (number 9 in the photos below).

The HDMI switch can be switched manually or with the remote control.

The satellite receiver is operated with the remote control. To set it, select item 4 on HDMI Switch.

DVD tuner is operated with the remote control. To set it, select item 5 on HDMI Switch.

Netflix service is supported by the DVD Tuner. Turn on the DVD Tuner, select item 5 on HDMI Switch, then select Premium services in the DVD Tuner menu (number 10 in the photos below) and turn on Netflix service (number 11 in the photos below)





h. Cleaning agents

Wastewater treatment in the house is carried out through an ecological treatment plant.

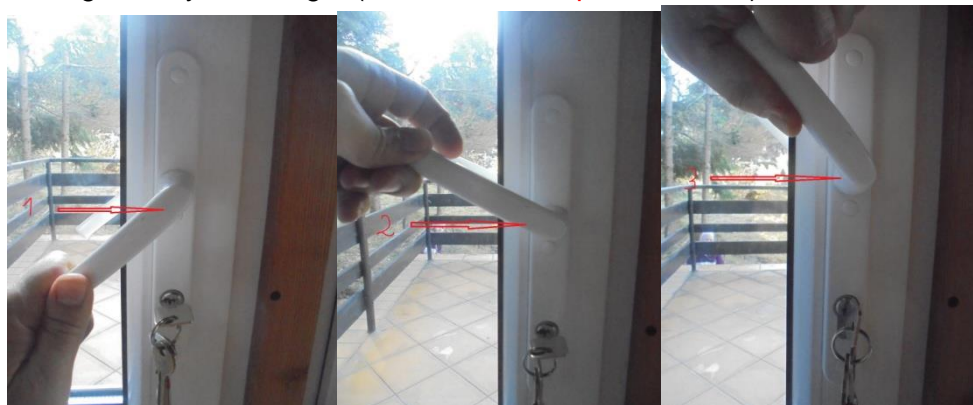
**It is forbidden to use cleaning agents (e.g. toilet disinfectant, cleaning milk, dishwashing liquid, dishwasher tablets) other than those available in the house, which are suitable for the ecological treatment plant.**

i. Opening balcony doors

**Opening** of the balcony door is performed by turning the key to the left and pressing the handle down (**number 1 in the photos below**).

**Soft-closing** of the balcony door is performed by lifting the handle up (**number 2 in the photos below**).

**Closing** of the balcony door is performed by lifting the handle up firmly and turning the key to the right (**number 3 in the photos below**).



j. Folding out sofas upstairs and in the attic.

We **fold out** the sofas by pulling the handle (**number 1 in the photos below**), then we move one step back, straighten the mattress, dismantle the legs (**number 2 in the photos below**) and put the legs on the floor. As the last step, we fold the sofa headrest (**number 3 in the photos below**).

We **fold** the sofas in the reverse order, i.e. first we straighten the headrest (**number 3 in the photos below**), then put back the legs (**number 2 in the photos below**), and finally we fold the sofa seat by lifting the handle up and making a step forward (**number 1 in the photos below**).



k. Folding out the sofa on the ground floor.

We fold out the sofa on the ground floor by pulling the couch upwards, and then folding the backrest inwards (see photos below).

We fold the sofa in the reverse order.



l. Use of fireplace

The fireplace door is closed with a metal slide. When the fireplace heats up, the slide is very hot. **Do not get burnt.** Use only the metal tools available at the fireplace to open the door. See - **number 1 in the photos below**.

**When making fire in the fireplace, there may occur a reverse thrust due to the fact that the chimney is cold and the air in the house is warm.**

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**Please close the ventilation grids in the kitchen, bathroom and basement. This will help to avoid unpleasant smell in the house.**



m. Patio table, chairs, barbecue grill and sun awning

In the garage of the house, in the period from spring to autumn, there is a patio table with a set of 6 chairs, a barbecue grill and a sun awning.

Upon arrival, you can take out the table and chairs to the patio, fix the sun awning to the snap hooks and make use of the barbecue grill on the patio or by the house. On departure, please put the table, folded chairs, awning and grill back into the garage.