

House Rules & Booking Terms

By making a booking at Villa Friluftsliv, you confirm that you have read and accepted the following House Rules and Booking Terms.

House Rules

General use

1. Villa Friluftsliv accommodates a maximum of two registered guests. Events, parties and additional overnight guests are not permitted.
2. Smoking and vaping are not permitted inside the cottage. Smoking outdoors is only allowed when it can be done safely. Cigarette ends must be fully extinguished and disposed of responsibly.
3. Please respect the peaceful surroundings. Loud music, parties and other excessive noise are not permitted. Quiet hours apply from 22:00 onwards.
4. Pets are not permitted at Villa Friluftsliv.
5. Please treat the cottage and its surroundings with the same care you would give your own home. Lock the doors and close all windows whenever you leave the property.
6. If something is accidentally damaged or stops working during your stay, please let us know immediately. Small accidents can happen, but prompt notice allows us to arrange repairs or replacements as quickly as possible.
7. Do not leave food, rubbish or food scraps outside, including bread or other food for birds. This attracts mice and other wildlife.
8. Please remove outdoor shoes when entering the cottage. This helps us keep the interior clean and protect the floors.

Water, drainage and the environment

Villa Friluftsliv is located in the Swedish countryside and is not connected to municipal water or sewage services. Responsible use of these systems is essential.

9. Please use water mindfully and avoid unnecessarily long showers, leaving taps running or using excessive amounts of water.
10. The tap water is suitable for showering, washing, cleaning and using the dishwasher, but we do not recommend drinking it.
11. The cottage has a private wastewater system. Only toilet paper and natural bodily waste may be flushed down the toilet. Never flush wipes, sanitary products, tampons, cotton pads, nappies, condoms, paper towels, food, grease, chemicals or other objects.
12. Do not pour cooking oil, grease, coffee grounds, food scraps, paint, medication or chemicals down the sink, toilet or shower drain.
13. Please only use the toiletries, dish soap and cleaning products provided at the cottage. These have been selected because they are suitable for our private wastewater system and have a lower environmental impact. Do not use bleach, chlorine, drain cleaner, bath products or other chemical products.
14. Do not use soap, shampoo, bath oils, bath salts or other products in the hot tub. Hot-tub water must only be emptied according to the provided instructions.

These rules are essential for protecting the surrounding environment and keeping the cottage's water and wastewater systems functioning properly.

Wood-fired hot tub and outdoor fires

15. Always follow the hot-tub instructions provided at the cottage.
16. The hot-tub stove must never be lit until the tub has been filled to the required level. Lighting the stove while the tub is empty or insufficiently filled can cause serious damage.
17. Someone must remain close to the hot tub whenever the fire is burning. Never leave a lit fire unattended.
18. Only the supplied firewood or commercially purchased firewood may be used. Do not burn branches, foraged wood, rubbish, treated timber or other materials.
19. Only use suitable firelighters to start the fire. Petrol, lighter fluid and other chemical accelerants are strictly prohibited.
20. We provide enough firewood to heat the hot tub once. Additional firewood for reheating the hot tub or enjoying a campfire can be purchased at the petrol station approximately five minutes away.
21. Campfires may only be made in the designated fire area and when weather conditions and local regulations allow. Fires must be supervised at all times and fully extinguished after use.
22. During periods of drought or increased wildfire risk, local authorities may introduce a fire ban. If a fire ban or safety instruction applies, the hot tub and outdoor fire area must not be used. Always follow the instructions provided by your host.
23. Do not sit on indoor furniture or outdoor cushions while wearing wet swimwear.

Safety and practical matters

24. Charging an electric vehicle through the cottage's electrical outlets is not permitted. Please use a designated public charging station.
25. Candles and other open flames are not permitted inside the cottage.
26. Guests must follow all safety instructions and use the cottage, hot tub, outdoor areas and equipment responsibly.
27. Children, if permitted as part of the booking, must be supervised at all times, particularly around the hot tub, water, fire and forest.

Booking Terms

Responsibility and damage

1. The person making the booking is responsible for ensuring that all guests comply with these House Rules and Booking Terms.
2. Normal wear and minor accidental breakages, such as a broken drinking glass, are part of hosting. Guests are, however, responsible for damage caused by negligence, misuse or failure to follow the instructions provided.
3. Chargeable damage may include, but is not limited to:
 - Damage to furniture, windows, doors or appliances

- Damage to the hot tub or its stove
 - Blockages or damage caused by prohibited items entering the drainage system
 - Damage caused by using unsuitable toiletries, cleaning products or chemicals
 - Excessive cleaning or the removal of stains
 - Lost keys
 - Damage caused by fire or failure to follow fire-safety instructions
4. Any damage or problem must be reported immediately. Where appropriate, guests may be charged the reasonable cost of repair, replacement or additional cleaning.

Liability

5. Guests are responsible for their own safety and for using the cottage, hot tub, forest grounds and other facilities sensibly.
6. To the extent permitted by applicable law, Villa Friluftsliv is not responsible for the loss, theft or damage of guests' personal belongings.
7. Villa Friluftsliv is not responsible for disturbances or circumstances outside the host's reasonable control, such as forestry work, roadworks, neighbouring activities, wildlife, weather conditions, power outages or temporary interruptions to internet, water or other rural services.
8. The host cannot guarantee that the wood-fired hot tub or outdoor fire area can be used during every stay. Their use may be restricted due to drought, weather conditions, wildfire risk, technical problems or instructions from local authorities.
9. The tap water is not recommended for drinking. Guests are responsible for following the water instructions provided before and during their stay.

Access to the cottage

10. Your privacy will always be respected. However, the owner or an appointed representative may enter the cottage when reasonably necessary, for example in an emergency, to prevent damage, carry out urgent maintenance or investigate a reported problem. Wherever possible, guests will be contacted beforehand.

Breach of the rules

11. Serious or repeated breaches of the House Rules may result in the booking being terminated and guests being asked to leave the property. This includes unsafe fire use, parties, unregistered guests, bringing pets, deliberate damage or ignoring environmental and wastewater instructions.
12. If a stay is terminated because of a serious breach by the guest, no refund will be provided for the unused part of the stay.

Duplicate or unavailable bookings

13. In the unlikely event of a duplicate booking caused by a technical or administrative error, the booking registered last may be cancelled. The guest will be informed as soon as possible and will receive a full refund of all amounts paid for the cancelled booking.
14. If Villa Friluftsliv must cancel a booking because the cabin is unavailable or unsafe to occupy, all amounts paid directly for the accommodation will be refunded. The host is

not responsible for indirect costs such as transport, alternative accommodation or other travel arrangements. Guests are therefore advised to have suitable travel insurance.

Cancellations by the guest

Cancellation requests must be submitted in writing by email to **[your email address]**.

The following cancellation charges apply:

- Cancellation 60 days or more before arrival: **15% of the total booking price**
- Cancellation 30–59 days before arrival: **25% of the total booking price**
- Cancellation 14–29 days before arrival: **50% of the total booking price**
- Cancellation 7–13 days before arrival: **75% of the total booking price**
- Cancellation 1–6 days before arrival: **90% of the total booking price**
- Cancellation on the day of arrival or in case of a no-show: **100% of the total booking price**

Any refundable amount will be returned to the original payment method within seven days after the cancellation has been processed.

When possible, we will be happy to explore whether your stay can be moved to alternative dates or whether the cottage can be rebooked. However, this cannot be guaranteed and does not replace the cancellation policy above.

Guests are strongly advised to take out suitable travel and cancellation insurance.

Cancellations by Villa Friluftsliv

If Villa Friluftsliv has to cancel your booking due to exceptional circumstances, you will receive a full refund of the accommodation amount paid.