

GENERAL TERMS AND CONDITIONS - FALKENSTUGAN

Version 10 | Effective from 22 September 2026

These Terms and Conditions are a translation of the Swedish original. In the event of any discrepancy, the Swedish version shall prevail.

1. FORMATION OF THE AGREEMENT

The rental agreement for Falkenstugan is considered concluded once the first payment has been made. By making the first payment, the Guest confirms that they have read and accepted these General Terms and Conditions.

2. PAYMENT

First payment: 30% of the total rent is payable at the time of booking.

Remaining payment: The remaining 70% must be paid no later than 30 days before arrival.

For bookings made less than 30 days before arrival, the full rent must be paid at the time of booking.

If the remaining payment is not made on time, the Owner has the right, after sending a reminder, to cancel the booking. The cancellation terms in Section 3 will then apply.

“Total rent” means the rental amount for the stay. The cost of final cleaning and any optional extras is not included in the total rent and is not covered by the cancellation terms for the rent in Section 3.

3. CANCELLATION

Cancellation 60 days or more before arrival: Any rent paid will be refunded in full.

Cancellation 30–59 days before arrival: The first payment, corresponding to 30% of the total rent, will be retained by the Owner. Any amount paid in excess of this will be refunded.

Cancellation 14–29 days before arrival: 50% of the total rent will be retained by the Owner. Any amount paid in excess of this will be refunded.

Cancellation less than 14 days before arrival: 100% of the total rent will be retained by the Owner.

Cancellation must be made in writing unless otherwise agreed.

Any refund will be made using the same payment method that was used for the payment.

4. RIGHT OF WITHDRAWAL

Bookings for accommodation for a specific period are not covered by the statutory right of withdrawal. Cancellations are subject to the terms set out in Section 3.

5. CANCELLATION DUE TO ILLNESS OR A SERIOUS EVENT

In the event of serious illness, accident or death affecting the Guest or a close relative, a booking may be cancelled less than 60 days before arrival upon presentation of valid supporting documentation.

In such cases, any rent paid will be refunded less the first payment, corresponding to 30% of the total rent, regardless of when during this period the cancellation is made.

For cancellations made 60 days or more before arrival, the standard cancellation terms in Section 3 apply.

6. ARRIVAL AND DEPARTURE

Check-in is on Sundays from 17:00, and check-out is on Sundays no later than 10:00, unless otherwise agreed.

7. AGE REQUIREMENT

At least one person in the group must be 25 years of age or older and be responsible for the booking.

8. GUEST RESPONSIBILITIES

The maximum number of guests is 8. The number of guests must be stated when booking. Subletting or allowing another party to use the cabin is not permitted without the Owner's approval.

The Guest is responsible for taking good care of the cabin and leaving it in good condition.

The Guest is responsible for any damage that occurs during the stay.

Smoking indoors is prohibited.

Pets are not allowed.

Final cleaning is mandatory and is carried out by an external cleaning company. The cleaning is booked by the Owner. The cost of final cleaning is charged separately, is stated at the time of booking and is invoiced separately by the cleaning company. The necessary contact and billing information will be shared with the cleaning company for booking and invoicing purposes. On departure, the cabin must be left in a reasonably tidy condition in accordance with the instructions provided.

9. FORCE MAJEURE

In the event of circumstances beyond the Owner's control, such as natural disasters, decisions by public authorities, or power or water outages, which make the rental impossible, all amounts paid will be refunded without any further liability for compensation.

10. DISPUTES

This agreement is governed by Swedish law. Any dispute should first be resolved by agreement between the parties. Consumers may also refer a dispute to the Swedish National Board for Consumer Disputes (Allmänna reklamationsnämnden, ARN). Ultimately, a dispute may be settled by a Swedish court of general jurisdiction.