1. Rental conditions Foe

**ENG:**

1. **Bookings** Fields of Ellis only takes bookings of people over the age of 18. The tenant must be 18 or older and be present at the residence. Fields of Ellis reserves the right to refuse a booking at any time – without giving any reason. Fields of Ellis will digitally invoice the booking request within 7 days of receipt. Guests are requested to pay the total amount at least 14 days prior to arrival. When you enter your credit card details, you automatically authorize the reservation to reserve the total amount on this card 14 days prior to arrival. If you pay by bank transfer, you will be charged the total amount on account number:  
   BE71 3840 8208 9669  BIC  BBRU BE BB from MARVA PARKEN NV with as communication your reservation number. For bookings not directly with fields of Ellis, you should always contact the company/external partner where you made your booking. Fields of Ellis cannot be held responsible for mistakes or transfers created by an external partner.
2. **Group Bookings** Bookings, among others, for associations, schools and foundations can be made through an application to [info@fieldsofellis.be](mailto:info@fieldsofellis.be).
3. **Price** The prices mentioned by fields of Ellis may differ from the effective price at the time of booking. Fields of Ellis reserves the right to change the prices and/or charge an additional fee. In the case of unauthorized use/consumption of electricity and water of the holiday home. As a tenant, it is forbidden to use additional electrical appliances such as heating elements. The price indicated on the confirmation/invoice is binding. Price discounts and/or special offers can no longer be used if the confirmation/invoice has been sent by fields of Ellis. All taxes and VAT are always included in the price quoted.
4. **Holiday Home Information**. The rental price of each holiday home includes consumption of water and electricity: general final cleaning • Made.beds. VAT According to the guidelines of the VAT administration of the country of destination • Use of colour television and other devices present • Tourist tax and other charges. Not included in the rental price: • Welcome Basket • Intermediate cleaning or layout • Removal of garbage bags to deposit in the waste container • Washing up • Gather the rented linen with the final cleaning
5. **Payments.** After each request, the tenant will receive an e-mail asking for the total amount to be paid at least 14 days prior to arrival. This means that Fields of Ellis will deduct the total amount from the credit card given 14 days prior to arrival. When making your reservation you will automatically agree to this. Each tenant can request his/her invoice via [info@fieldsofellis.be](mailto:info@fieldsofellis.be) If the tenant wishes to pay by bank transfer, this total amount will have to be in the possession of Fields of Ellis/Marva Parken NV 14 days before the arrival date. The tenant will only receive a confirmation of the reservation when the payment is received in good time. For reservations made less than 14 days prior to arrival date, the 'last minute reservations' which are further mentioned here, the total sum to be paid will be charged immediately by charging the credit card. When making the reservation, the tenant agrees with this automatically. Fields of Ellis has the right to cancel any non-timely payment in any form or for any reason whatsoever, the reservation is made automatically and at no cost. In the case of credit card payments, fields of Ellis shall at all times be entitled to inspect the original credit card and the corresponding identity document.
6. **Changes costs** If the tenant wishes to make changes to the booking after the booking has been made, Fields of Ellis shall not be obliged to comply with them. Any change can be discussed or modified with Fields of Ellis. An administrative fee of €50 will be charged.
7. **Cancellation conditions** a)In case of cancellation more than 14 days before the start of the stay, there is a free cancellation B) in case of cancellation within 14 days before the commencement of the stay, the full rental fee is payable. c) In the case of a premature termination of the stay, the total amount of the booking is payable. The payment of the provisions of (a), (b) and (c) must be in the possession of Fields of Ellis within 14 days of the date of the invoice..
8. **Arrival and Departure** a) Procedure before arrival: By e-mail the tenant receives additional information about your stay, together with the inventory of the rented holiday home. During office hours, you can register at the reception located in Steenovenstraat 4 in Middelkerke – Offices/reception Joli Lodger showroom. After Office hours you can check in automatically using the provided key cabinet and your unique code that you received by mail B) Arrival procedure: You may enter the holiday home from 15.00 hours. c) Departure procedure: On the day of departure, you must leave the holiday home before 11.00 hours, in connection with the cleaning of your holiday home. You place your keys in the provided cabinet.
9. **(Residential) Regulations**All guests must abide by the regulations laid down for the park, including the residential regulations. You can consult the residential regulations on [www.fieldsofellis.be](http://www.fieldsofellis.be/) Practical arrangements are available for inspection in every holiday home. When making your reservation you will automatically agree to this. Violation of the Rules of procedure may result in the removal of the park, without reimbursement of the rent or part of.it. Under special circumstances we reserve the right to temporarily close a park or to rent it entirely to one party. In that case we will allow you to make a rebooking or to cancel free of charge. Otherwise there is no right to any compensation. We would also like to point out that it is possible that during your stay maintenance work can be carried out in the park, without you being entitled to any compensation.
10. **Liability**a) Fields of Ellis NV Marva Parken accepts no liability for: • Theft, loss or damage of any kind, during or as a result of a stay • In the event of a malfunction of technical equipment or the closing of facilities in the park. B) the tenant and the person accompanying him or her are jointly and severally liable for any loss and/or damage that may arise for Fields of Ellis and/or any third party as a direct or indirect consequence of their stay C) in the case of improper use or not correctly Leaving the holiday home, additional (cleaning) costs can be charged with a minimum of 200 euro.
11. **Complaints** Despite all the care fields of Ellis takes, it may be that you have a legitimate complaint. You must include this complaint on-site and immediately (during office hours) with the park management. Should the complaint not be handled to your satisfaction, you will have the opportunity to submit the complaint in writing by means of a notice at the latest 1 month after the departure of the park via Katty De Keyser, operational responsible katty@fieldsofellis.be. Every complaint will be answered with the utmost care. Fields of Ellis is not threaten by nor mislead by posting negative comments on social media or other channels online.
12. **Photos and Videos** If either a guest or the person accompanying him or her or by his or her being in the park happens to be in a photograph and/or a video that was taken (on) for image in a fields or Ellis publication and/or for viewing on an internet site of Fields of Ellis, his consent to the use of the photograph and/or video in the publication and/or the Internet site is suspected, even if he/she is recognizable in the photograph and/or video. No rights are derived from the images.
13. **General** Only Belgian law is applicable on your booking. These general terms and conditions apply to all bookings made directly or indirectly by Fields of Ellis. Changes are reserved on the content of the (digital) publications of Fields of Ellis. The digital version of the terms and conditions of Fields of Ellis (available at www.Fieldsofellis.be) is leading. If the digital version of the general terms and conditions is therefore different from the printed version, the digital version takes precedence. Obvious (digital) printing errors do not bind Fields or Ellis. This will void the previous (digital) publications. Subject to special written provisions on the basis of an authorized person, the present general terms and conditions apply to all commitments of fields of Ellis which is part of the company. These conditions are listed on the website [www.fieldsofellis.be](http://www.fieldsofellis.be) Therefore this has been communicated in sufficient ways. The tacit acceptance proves sufficient from the visit to our premises or the receipt of our documents or achievements.  
    The Department of International Flanders is the competent authority which grants the licence and where further information can be obtained on the regulations governing the operation of tourist accommodation and the remedies which are generally available In case of litigation and where the tourist can lodge a complaint. Department of International Flanders; Tourist Permits Department. Boudewijnlaan 30 bus 8, 1000 Brussel. 0032 2 553 29 50 [logies@iv.vlaanderen.be](mailto:logies@iv.vlaanderen.be)
14. **Privacy** Fields of Ellis endorses importance to your privacy. Although most of the information on the site is available without the need to provide personal information, it is possible that the user is asked for personal information. This information will only be used in the framework to keep you informed of the activities and offers. The user can, free of charge and on request, always oppose the use of his data for direct marketing. Therefore, he will address to Fields of Ellis Steenovenstraat 4 MARVA PARKEN NV in 8430 Middelkerke. Your personal data will never be passed on to third parties. In accordance with the law processing personal data of 08/12/1992, the user has a legal right to inspect and to correct his personal data. If proof of identity (copy of identity card), you can use Fields of Ellis, Steenovenstraat 4 in 8430 Middelkerke a written, dated and signed request free of charge the written communication of your personal data. If necessary, you can also ask to modify the data that would be incorrect, incomplete or irrelevant. Fields of Ellis may collect anonymous or commited data of a non-personal nature, such as browser type or IP address, the operating program you use or the domain name of the website through which you have come to the Fields of Ellis website, or through which you left. This allows us to permanently optimize the fields of Ellis website for the users.  
    The use of "cookies". During a visit to the site, ' cookies ' can be placed on the hard drive of your computer and this only to suit the needs of the returning visitor to site the better. These mini files or cookies are not used to check the surfing habits of the visitor on other websites. Your Internet browser allows you to prevent the use of cookies, that you receive a warning when a cookie is installed, or that you remove the cookies from your hard drive afterwards. Please refer to the Help function of your Internet browser.
15. **Damage or shortages to household devices.** In the case of damage caused by the customer, the persons accompanying him, or the persons to whom he is the guardian, to the movable and immovable property of Fields or Ellis, the damage must be reimbursed at the simple request of Fields of Ellis. At the start the tenant can consult a specifications where the contents of the holiday house is described in detail. Any finding of a shortage should be reported in writing immediately and within 24 hours by mail to [info@fieldsofellis.be](mailto:info@fieldsofellis.be) Upon departure, a check will be carried out, if it appears that there are shortages or significant damage to and in the holiday home, the parking or the surrounding garden, Fields of Ellis has the right to charge them to the tenant immediately.  
    Fields of Ellis is not liable for damage or loss of vehicles parked on the premises or their contents.  
    The inventory of each holiday home is always available for inspection in the holiday home. You should consult and check them. Any shortages should be reported within 14 hours by email to  [info@fieldsofellis.be](mailto:info@fieldsofellis.be) There the article and the number of pieces missing are noted. If, after departure of the tenant, it is determined that there is a shortage, Fields of Ellis has the right to charge it immediately by taxing the credit card specified in the reservation. The cost of each item was defined in the inventory
16. **Smoking ban.** In Belgium, there is a general smoking ban in public areas. In compliance with this legislation, all holiday homes are only rented as non-smokers. Cleaning costs and/or repair costs are charged when the smoke smell is created or omitted in the holiday home. Fields of Ellis will calculate these costs on the base of the nuisance and damage suffered, with a minimum of 100.00euro.
17. **(Sub)Renting and visitors.**The tenant is at all times responsible for visitors, regarding the observance of the general conditions and the rules of Procedure. Any person whose conduct is contrary to these conditions and the rules of procedure is denied access to the site and/or refused to future renting. When making the reservation, all the names of the tenants that will reside are entered. The specified number of tenants must correspond to the reality. Fields of Ellis has the right to check this at any time. In the case of incorrect use or declaration, Fields of Ellis has the right to charge an administrative fee in addition to the rental price that will be charged on top of the extra cost. It is strictly forbidden to rent the rented holiday home without permission of MARVA PARKEN NV. Rental transfer is only possible subject to the express permission of MARVA PARKEN NV.
18. **Invoices.** For each reservation an invoice will be made which, in the case of regular rent by bank transfer or payment with the credit card, must be settled in total 14 days before arrival. Reservations made less than 14 days prior to arrival can only be given up with credit card, which is taxed by the operator MARVA PARKEN NV for the total amount.  
    Invoicing to companies or associations may be subject to the agreement of MARVA PARKEN NV with a payment term of 30 days after departure date. The unjustified non-payment of the sum due (irrespective of whether it was paid in parts) within 30 days of the due date, is automatically and without any notice or notice of default a delay interest of 10% per month on the Outstanding (Main) sum owed. All charges for collection, recovery of bailiffs and attorneys ' fees shall be charged to the payer.   
    A formatted quotation made by the responsible of Fields of Ellis contains the correct prices and/or services. Other prices communicated or published are purely indicative prices.
19. **Safety** In each holiday home there is an extinguisher and a fire blanket. There must be no activity or piles of goods which increase the risk of fire or the effects of a fire. The creation of a campfire is prohibited. When holding a barbecue, the necessary precautions must be taken.

It is prohibited to have possession, inland, use or distribution of drugs, weapons and/or any dangerous and/or nuisance object (s) or substance. Any damage caused by vandalism (irrespective of form); is reimbursed by the damage causer or the tenant responsible.  
In the event of a fire or accident, the first steps must be taken and after that, immediately inform MARVA PARKEN.   
Dangerous and/or bothersome games, as well as games that compromise the privacy of others, are prohibited. These include: the flying of kites, drones, football or other ball games.

1. **Hygiene and waste.** The holiday home, the plot as well as the terrain surrounding and the installations must be kept clean at all times. On arrival the holiday home is cleaned. If you have any comments about this, they can be reported within 24 hours by mail to [info@fieldsofellis.be](mailto:info@fieldsofellis.be) MARVA PARKEN NV, Fields of Ellis will always do its utmost to find a solution for every situation, but cannot be held liable.