



Short-Term Rental Reservation – General Terms and Conditions and Complaints Procedure (VOP)

Albertov Rental Apartments (ARA)

1. PREAMBLE

1.1. These General Terms and Conditions of Short-Term Rental Reservation and Complaints Procedure (hereinafter referred to as "VOP") are issued by CTR Albertov a.s. with registered office at Praha 2, Na slupi 2102/2b, Postal Code 128 00, Company Registration Number 639 98 947, registered in the Commercial Register administered by the Municipal Court in Praha, section B, file 3487 (hereinafter referred to as "ARA" or "Lessor"), which is the owner of buildings:

- a) Nové Město, No. 2102, apartment building standing on lot No. 1428/3, cadastral area Nové Město, municipality Praha, Na slupi 2b street, Praha 2
- b) Nové Město, No 2103, apartment building standing on lot No. 1429/14, cadastral area Nové Město, municipality Praha, Na slupi 2c street, Praha 2
- c) Nové Město, No. 2106, apartment building standing on lot No. 1429/15, cadastral area Nové Město, municipality Praha, Horská 2b street, Praha 2
- d) Nové Město, No. 2105, apartment building standing on lot No. 1429/16, cadastral area Nové Město, municipality Praha, Horská 2a street, Praha 2
- e) Nové Město, No. 2104, apartment building standing on lot No. 1429/17 cadastral area Nové Město, municipality Praha, Horská 2 street, Praha 2
- f) Nové Město, No. 2107, apartment building standing on lot No. 1429/18, cadastral area Nové Město, municipality Praha, Horská 2c, 2d, 2e street, Praha 2

and lets apartments and parking lots in the above buildings.

1.2. These VOP set the terms of reservation of rental of apartments and parking lots in ARA for short-term rental and the relating rights and duties arising from such reservation between the Lessor and a client.

1.3. These VOP apply to reservation of rental with definite duration for a period of at least 7 days and no more than 2 months.

2. RENTAL RESERVATION

- 2.1. Rental reservation (making of a Reservation Agreement) of an apartment and a parking lot may be made by:
 - a) online reservation on ARA's website
 - b) sending an inquiry from ARA's website
 - c) sending an email to recepce@albertov.eu
 - d) phone reservation with one of the sales representatives.
- 2.2 The client is not entitled to choose a specific apartment or a parking lot; an apartment and a parking lot will be assigned based on the number of persons and term of rental. The furnishing of apartments is specified and shown on ARA's website.
- 2.3 Before handing over of the apartment and a parking lot to use for duration for which the rental has been reserved an Agreement to rent apartment and a parking lot (hereinafter referred to as "Agreement") will be made between ARA and the client. The wording of the Agreement (without data about a particular apartment, rental duration, rent and charges for services) is enclosed as Annex No.2 hereof.
- 2.4 When making the reservation the client shall provide his address and other contact details (e-mail, phone) and choose the payment method.
- 2.5 A binding reservation is made after advance payment in cash or by wire transfer to the bank account, deposit to bank account, payment by credit card or payment by credit card over the Internet. ARA accepts VISA, MasterCard, Maestro, Amex and Diners Club credit cards. The date of payment shall be the date on which the amount is credited to the account of ARA. By making the advance payment the client acknowledges he is familiar with the General Terms and Conditions (VOP) (VOP are available on the website www.albertov.eu and at the reception desk of ARA), agrees with them and takes them into consideration. If the advance payment is not made by the specified due date, the reservation is non-binding and ARA is entitled to cancel the reservation.
- 2.6 The amount of rent is determined by the Lessor and it always corresponds with the amount of rent per one day of rental.
- 2.7 The advance payment is a partial payment of the agreed amount of rent.

3. RENT

- 3.1 The current price list is available at ARA reception desk and on www.albertov.eu. Rent payments can be made in CZK or EUR. Credit card transactions are made only in CZK.
- 3.2. The client agrees to pay the rent for the full agreed rental period confirmed upon reservation and specified in the Agreement before handing over of the apartment to use.
- 3.3 Other paid services are listed in the pricelist of cleaning and additional services available at the reception desk or on ARA's website.

4. CONTRACTED SERVICES

- 4.1 Any discount on the rent announced by ARA after the client's reservation does not entitle the client to a new reduced rent.
- 4.2 Any furnishings presented in promotional materials and on ARA's website are for illustration purposes only; change in furnishings may occur throughout the year. Because these are minor changes not having a major impact on the quality of housing, this fact does not establish any title for the client to complaint in order to obtain financial compensation.

5. CLIENT'S DUTIES

- 5.1 It is the responsibility of the client to pay any damage on furnishings or common areas caused by the client.
- 5.2 The client is obliged to respect the House Rules and Rules of Operation of the Underground Garage, which are available at the reception desk of ARA and on ARA's website.
- 5.3 The client is obliged to comply with the ban on smoking in all areas of ARA (smoking is only allowed on the balconies of apartments).
- 5.4 Pets are strictly forbidden in the whole ARA premises.

6. CANCELLATION OF RESERVATION AND TERMINATION OF AGREEMENT

- 6.1 Cancellation of reservation by ARA may only occur due to unforeseen emergencies. In this case, ARA shall immediately notify the client of the cancellation and the client will receive immediately and without delay all payments previously sent to ARA. Reimbursement of payments by ARA will be made primarily by the same payment means that the client had used for the payment of advance payments unless otherwise agreed between ARA and the client. The client shall in no case incur any further costs.

- 6.2 The client has the right to withdraw from the reservation agreement (cancel the reservation) without giving any reason within 14 days following the date of advance payment.
- 6.3. To exercise the right to withdraw from the Reservation Agreement, the client must notify his decision to CTR Albertov a.s., Na slupi 2102/2b, 120 00 Praha 2, Czech Republic by an unequivocal statement (e.g. a letter sent by postal service or e-mail). The client may use the model form of withdrawal enclosed hereto as Annex No.1, but it is not his duty.
- 6.4. In order to meet the deadline for withdrawal, it is sufficient to send a statement on the application of the right of withdrawal before the lapse of the relevant deadline.
- 6.5. If the client withdraws from the Agreement within the period pursuant to Art. 6.2, ARA shall return to him without undue delay, within 14 days from the date ARA was informed by the client of the decision to withdraw from the Agreement, all payments received from the client. Reimbursement of payments by ARA will be made primarily by the same payment means that the client had used for the payment of advance payments unless otherwise agreed between ARA and the client. The client shall in no case incur any further costs.
- 6.6 The client also has the right to withdraw from the agreement (cancel the reservation) at any time after the expiry of the period mentioned in Art. 6.2 and before conclusion of the Agreement, but in this case the advance payment paid by the client shall be forfeited in favour of ARA.
- 6.7. An advance payment paid by the client shall also be forfeited in favour of ARA in case the client without justifiable reason fails to take over the rental apartment, i.e. as of the conclusion and signing of the Agreement.

7. COMPLAINTS PROCEDURE

- 7.1 The Lessor is obliged to duly inform the client about the scope, conditions and manner of applying liability for defective services including application of terms contrary to the Agreement, along with information about where the complaint may be lodged.
- 7.2 The complaining client hereby agrees that all the facts stated in his complaint or elsewhere will be true in accordance with the facts.

- 7.3 If the complaint is found to be legitimate (will be acknowledged), the costs of investigation of the claim shall be borne in full by ARA.
- 7.4 The complaining client acknowledges that his claim can be exercised only in writing and only during the agreed rental period by one of the following means:
- a) personal delivery to ARA's reception desk
 - b) email to: recepce@albertov.eu
 - c) registered letter to the address: CTR Albertov a.s., Na Slupi 2102/2b, 120 00 Praha 2
- 7.5 Events caused by force majeure may not be the subject of complaint for the purpose of financial compensation.

8. OTHER TERMS

- 8.1 The apartment will be handed over to the client on the first day of the agreed rent. In the event that the client is unable to come and have the apartment handed over by 4 p.m. on the agreed date, he shall notify ARA no later than at 2 p.m. and agree with an authorized employee of ARA on a later handover of the apartment.
- 8.2 By signing the agreement the client agrees that pursuant to provisions of Section 5 (2) and Act No. 101/2000 Coll. on personal data protection as amended, ARA collects and processes personal data of the client to the extent specified in the agreement, i.e. the title, name, surname, date of birth, permanent address, passport number, email address or phone number, or another address. ARA is entitled to retain these personal details for a period of 5 years and after this period ARA is obliged to shred the client's data.
- 8.3 Furthermore, ARA is entitled to use the personal data to offer the provided services for the following period. The client has a right of access to personal data, right to correct personal data and other rights under Act No. 101/2002 Coll. The client has a right to withhold consent to the processing of his personal data at any time in writing.
- 8.4 When confirming the reservation, ARA reserves the right to perform preliminary authorization of a credit card (validation of credit card and financial coverage for payment of the rent).
- 8.5 By signing the agreement, making an e-mail order, online reservation or advance payment the client confirms that he is familiar with VOP including the Annexes, understands them, agrees with them and fully accepts them.

- 8.6 The rights and obligations of the parties shall be governed by the legal order of the Czech Republic, namely Act No. 89/2012 Coll., the Civil Code as amended.
- 8.7 The tenant has a right to the out-of-court settlement of a consumer dispute. The subject of the out-of-court-settlement of consumer disputes is the Czech Commercial Inspection (www.coi.cz).

9. CONTACT DETAILS

Opening hours of the reception desk

Monday	7:30 - 18:00
Tuesday	7:30 - 18:00
Wednesday	7:30 - 18:00
Thursday	7:30 - 18:00
Friday	7:00 - 17:00

Address:

Albertov Rental Apartments
Horská 2107/2d
120 00 Praha 2, CZ

Reception desk - phone: (+420) 725 590 057

E-mail: recepce@albertov.eu

Operator:
CTR Albertov a.s.
Na Slupi 2102/2b
120 00 Praha 2, CZ
Company registration number: 63998947

These General Terms and Conditions (VOP) are in force and effect as of 1 February 2016 and are available at www.albertov.eu and at ARA's reception desk.

Annex No.1

Form: Withdrawal from agreement

(please fill in this form and send it back only if you wish to withdraw from the agreement)

Notice to withdraw from agreement

Addressee:

CTR Albertov a.s.

Na slupi 2102/2b

120 00 Praha 2

Email: recepc@albertov.eu

I/we hereby notify¹ to withdraw¹ from the reservation agreement (concerning rental of apartment and a parking lot):

Reservation No.:

Date of reserved rental:

Date of reservation:

Your name and surname:

Your address:

Please remit the paid reservation fee to my bank account:

Account No.:

IBAN:

SWIFT:

Date:

If you submit the withdrawal in paper form, please attach your signature: _____

¹Delete as applicable.

SMLOUVA O NÁJMU BYTU A PARKOVACÍHO STÁNÍ
AGREEMENT ON THE LEASE OF A FLAT AND PARKING SPACE

č./No.

Smluvní strany / Contracting parties:

CTR Albertov a.s.

se sídlem: Praha 2, Na slupi 2102/2b, PSČ 120 00, doručovací adresa: Praha 2, Horská 2107/č. p. 2d, PSČ 120 00

zapsaná v obchodním rejstříku vedeném Městským soudem v Praze, v odd. B, vložce 3487 IČ: 63998947, DIČ: CZ63998947

zastoupena /*acting through*: a na základě plné moci / *authorized by power of attorney* Expobank CZ a.s., č. účtu:5340320003/4000, IBAN: CZ30 4000 0000 0053 4032 0003, SWIFT: EXPNCZPP, VS:

dále jen "**Pronajímatel**" / *hereinafter, the "Landlord"*

a / *and*

pan/paní / **Mr/Mrs:**

dat. nar. / **DOB:**

bytem / **residing at:**

číslo OP/číslo pasu / **ID card No./Passport No.:**

tel:

e-mail:

dále jen "**Nájemce**" / *Hereinafter, the "Tenant"*

obě uvedené strany se níže uvedeného dne a roku v souladu s § 2235 an. zák. č. 89/2012 Sb., občanský zákoník v platném znění dohodly na této Smlouvě:
*have entered into this **Contract** on the date set forth below in accordance with section 2235 et seq. of Act No. 89/2012 Sb., Civil Code, as amended:*

Článek 1 / Article 1

1.1 Pronajímatel prohlašuje, že je vlastníkem budovy čp. , ul. , Praha 2, ve které je umístěn byt o dispozici +kk, situovaný ve . nadzemním podlaží, a parkovacího stání č. umístěného v . podzemním podlaží tamtéž (dále jen „Byt a parkovací stání“).

The Landlord hereby declares, that it is the Owner of the Building No. , street , Prague 2, in where is the flat No. comprising +kk, situated on the . floor, and parking place No. situated on the . underground floor of the same building (hereinafter referred to as the "Flat and parking place").

1.2 Pronajímatel přenechává Nájemci do nájmu Byt a parkovací stání k účelům bydlení a parkování motorového vozidla. Spolu s Nájemcem budou Byt užívat tyto osoby:

Jméno a příjmení, datum nar. (u cizinců č. pasu a st. příslušnost):

Jméno a příjmení, datum nar. (u cizinců č. pasu a st. příslušnost):

Jméno a příjmení, datum nar. (u cizinců č. pasu a st. příslušnost):

Jméno a příjmení, datum nar. (u cizinců č. pasu a st. příslušnost):

Jméno a příjmení, datum nar. (u cizinců č. pasu a st. příslušnost):

The Landlord hereby Tenant to rent the Flat and parking place for dwelling purposes. Next to the Tenant, the Flat will be used by the following persons:

Name and surname, DOB (passport number and nationality in the case of foreigners):

Name and surname, DOB (passport number and nationality in the case of foreigners):

Name and surname, DOB (passport number and nationality in the case of foreigners):

Name and surname, DOB (passport number and nationality in the case of foreigners):

Name and surname, DOB (passport number and nationality in the case of foreigners):

- 1.3 Nájemné za Byt činí ,-- Kč za dobu trvání nájmu (dále jen „Nájemné“). Pevná paušální cena za služby, a to za dodávku tepla a teplé vody, vodné a stočné a spotřebu elektrické energie v Bytě (dále jen „Služby“) činí celkem částku ,-- Kč včetně DPH ve výši dle obecně závazných právních předpisů. Rozpis paušální ceny za Služby je přílohou Smlouvy. Nájemné za parkovací stání činí ,-- Kč za dobu trvání nájmu včetně DPH ve výši dle obecně závazných právních předpisů. Nájemné a cena za Služby jsou splatné nejpozději k prvnímu dni sjednaného nájmu. V případě neuhrazení těchto plateb pozbývá tato Smlouva platnosti. V případě předání Bytu a Parkovacího stání ze strany Nájemce před vypršením sjednané doby nájmu, nemá Nájemce nárok požadovat zpět již zaplacené poměrné Nájemné a cenu za Služby.

The Rent for the Flat during the term of the tenancy shall be CZK (hereinafter referred to as the Rent). The fixed lump-sum price of utility services, including heat and hot water supplies, water rates and sewage charges and electricity consumption in the Flat (hereinafter referred to as the "Utility Services"), shall be CZK , inclusive of the VAT at the rate applicable in accordance with general legislation. A schedule of the lump-sum price of the Utility Services forms the Annex of the Contract. The Rent for the Parking place during the term of the tenancy shall be CZK inclusive of the VAT at the rate applicable in accordance with general legislation. The rent and costs for services are due no later than the first day of the agreed rental period. In case of failure to effectuate these payments this Agreement shall not be in force. In case of handover of the apartment and parking lot by the Tenant before expiration of the agreed term of rental, the Tenant is not entitled to claim back the already paid rent and the price for services.

- 1.4 Nájemné se sjednává na dobu určitou, a to s účinností od do .

*The Rent is agreed for a definite period of time, such term **beginning on** and **ending on** .*

Článek 2 / Article 2

- 2.1 Poruší-li Nájemce svou povinnost vyplývající z nájmu zvlášť závažným způsobem, t.j. zejména poškozuje-li Byt, Parkovací stání nebo dům závažným nebo nenapravitelným způsobem, způsobuje-li jinak závažné škody nebo obtíže Pronajímateli nebo osobám, které v domě bydlí nebo užívá-li neoprávněně Byt nebo Parkovací stání jiným způsobem nebo k jinému účelu, než bylo ujednáno, má Pronajímatel v takovém případě právo vypovědět nájem bez výpovědní doby a požadovat, aby mu Nájemce bez zbytečného odkladu Byt a Parkovací stání odevzdal.

Should the Tenant breach his obligation arising from rental in a particularly serious manner, especially if he is damaging the apartment, parking lot or the building in a serious or irreversible manner, or if he is otherwise causing serious damage or inconvenience to the Landlord or persons living in the building, or if he is improperly using the apartment or the parking lot in any other manner or for any purpose other than agreed, the Tenant has a right to terminate the lease without notice and require that the Tenant without undue delay hands over the apartment and the parking lot.

- 2.2 Po skončení nájmu je Nájemce povinen předat Pronajímateli Byt a vybavení a parkovací stání bez poškození a ve stavu, v jakém je převzal s přihlédnutím k obvyklému opotřebení. Drobné opravy a náklady spojené s běžnou údržbou Bytu, jejichž potřeba vznikla do doby skončení nájmu, zajistí a uhradí Nájemce nejpozději k termínu předání Bytu. Pokud tak Nájemce neučiní, zajistí potřebné opravy a běžnou údržbu Pronajímatel na náklad Nájemce. Nájemce je povinen předat Pronajímateli veškeré klíče a elektronické karty, které od Pronajímatele převzal.

After termination of the rent, the Tenant shall surrender the Flat and its furnishings and parking place to the Landlord without any damages and in as good a state and condition as they were at the commencement of the Tenant, usual wear and tear excepted. Minor repairs and costs associated with usual maintenance of the Flat necessary before the rent is terminated shall be ensured and paid by the Tenant no later than by the date the Flat is surrendered to the Landlord. If the Tenant fails to do so, the Landlord shall ensure the necessary repairs and usual maintenance at the Tenant's expense. The Tenant shall deliver to the Landlord all keys and electronic cards received from the Landlord.

- 2.3 V případě prodlení s předáním a vyklizením Bytu dle předchozího odstavce má Pronajímatel právo na náhradu případné škody a právo na náhradu za užívání Bytu a úhradu paušální částky za Služby odpovídající výši sjednaného Nájemného a paušální částky za Služby dle této Smlouvy, event. na úhradu dalších plateb, které v souvislosti s prodlením Nájemce vzniknou. Nevyklidí-li Nájemce ke dni skončení nájmu Byt a parkovací stání, opravňuje a zmocňuje Pronajímatele Byt a parkovací stání na náklady Nájemce vyklidit a věci nacházející se v Bytě uskladnit. Nepřevzme-li si Nájemce uskladněné věci ani ve lhůtě 2 týdnů po jejich uskladnění Pronajímatelem, Nájemce opravňuje a zmocňuje Pronajímatele k jejich odstranění.

In case of delay in the handover and vacating of the apartment according to the previous paragraph, the Landlord has a right to compensation for damages and a right to compensation for use of the apartment and payment of a lump sum for services corresponding to the amount of the agreed rent and a fixed amount for services under this Agreement, or to cover other payments that may occur due to the Tenant's default. If the Tenant fails to vacate the apartment and the parking lot as of the date of termination of the lease, he authorizes and empowers the Landlord to vacate the apartment and the parking lot at the expense of the Tenant and store things located in the apartment. If the Tenant fails to collect the stored things within a period of 2 weeks after they are stored by the Landlord, the Tenant authorizes and empowers the Landlord to dispose of these things.

Článek 3 / Article 3

- 3.1 Byt bude užíván k bydlení obvyklým způsobem a zároveň tak, aby nebyla dotčena práva vlastníků či ostatních nájemců v nemovitosti. Nájemce se zavazuje dodržovat obecně závazné předpisy (např. protipožární opatření, bezpečnostní a hygienické předpisy, ochrana životního prostředí apod.), domovní řád a provozní řád podzemních garáží. Nájemce tímto výslovně prohlašuje, že se řádně seznámil s ustanoveními ke dni podpisu této Smlouvy platného domovního řádu a provozního řádu podzemních garáží. Dodržování příslušných ustanovení Smlouvy, domovního řádu a provozního řádu podzemních garáží osobami, které Byt s Nájemcem užívají, je povinen zajistit Nájemce.

The Flat shall be used for dwelling purposes in the usual manner and so as not to affect the rights of owners or other lessees and tenants the real property. The Tenant undertakes to comply with the generally applicable laws and regulations (e.g. fire precautions, safety and sanitary regulations, environmental regulations, etc.), House Rules and the Operating Guidelines of the Underground Garage. The Tenant hereby expressly declares that he/she has carefully read the provisions of the House Rules and Operating Guidelines of the Underground Garage valid as at the Contract's execution date. The Tenant shall ensure compliance with the relevant provisions of the Contract, House Rules and Operating Guidelines of the Underground Garage by the persons using the Flat along with the Tenant.

- 3.2 Nájemce není oprávněn přenechat Byt a garážové stání do užívání třetí osobě.

The Tenant shall have no authorisation to part with the sublease of the Flat and parking place in favour of any third person.

- 3.3 Nájemce je povinen umožnit na požádání Pronajímatele přístup do Bytu k provedení příslušných oprav a údržby a za účelem kontroly stavu Bytu. Bez předchozího oznámení či žádosti je Pronajímatel oprávněn vstoupit do Bytu pouze v případě havárií, ohrožujících jiné prostory v objektu či celý objekt, ke kterým dojde v době nepřítomnosti Nájemce. Pronajímatel je oprávněn kdykoliv vstoupit na předzahrádku za účelem její údržby (zejména sekání trávy) s použitím venkovní přístupové branky.

The Tenant shall, upon the Landlord's request, allow the Landlord to access the Flat to carry out relevant repairs and maintenance and to check the condition of the Flat. The Landlord shall have the right to enter the Flat without the prior notification or request only in the case of any emergency jeopardising other premises in the building or the entire building occurring in the Tenant's absence. The Landlord shall be entitled to, at any time, enter the front garden for the purpose of its maintenance (in particular grass-mowing) by using the outdoor access gate.

- 3.4 Potřebu provedení oprav v Bytě je Nájemce povinen Pronajímateli včas oznámit. Potřebu provedení havarijních oprav je Nájemce povinen oznámit Pronajímateli neprodleně po zjištění závady, jinak je odpovědný za škody, které Pronajímateli vzniknou porušením oznamovací povinnosti.

The Tenant shall notify the Landlord of the need to carry out any repairs in the Flat in a timely manner. The Tenant shall notify the Landlord of the need to carry out emergency repairs immediately after ascertaining any defect; otherwise, the Tenant shall be held liable for the damage caused to the Landlord by the breach of the duty to report.

- 3.5 Nájemce ani osoby, které Byt užívají, nejsou oprávněni provádět stavební ani jiné podstatné úpravy v Bytě. Zakázány jsou i drobné zásahy do podlah, stěn a stropů (např. vrtání a zatloukání).
Neither the Tenant nor the persons using the Flat shall make any building or any other material alterations to the Flat. Even minor interventions into floors, walls and ceilings (such as drilling and hammering) are not allowed.
- 3.6 Nájemce je dále povinen bezodkladně nahlásit Pronajímateli veškeré škody v Bytě a zároveň je povinen učinit veškerá neodkladná opatření k zabránění rozšíření vzniklých škod. Nájemce je odpovědný za škodu vzniklou v důsledku porušení povinnosti škodu bezodkladně nahlásit.
Furthermore, the Tenant shall immediately report to the Landlord any and all damages in the Flat and undertake any and all immediate measures to prevent further expansion of the loss. The Tenant shall be liable for the damage caused as a result of the breach of the duty to immediately report such damage.
- 3.7 Nájemce je odpovědný za škody vzniklé v Bytě a na vybavení umístěném v Bytě, způsobených ať úmyslně či z nedbalosti v souvislosti s užíváním Bytu.
The Tenant shall be liable for any damage caused in the Flat and to furnishings of the Flat, caused in relation to the use of the Flat, whether deliberately or by negligence.

Článek 4 / Article 4

- 4.1 Pronajímatel předá Nájemci všechny potřebné klíče a elektronické karty či čipy pro vstup do budovy a Bytu a ovladač k Parkovacímu stání.
The Landlord will deliver all necessary keys and electronic cards or chips to enter the building and the Flat to the Tenant and the remote control for the Parking place.
- 4.2 Pronajímatel neodpovídá za majetek Nájemce ani osob, které Byt spolu s Nájemcem užívají, umístěný a instalovaný v Bytě či na/v budově jako takové. Veškerý takový majetek si Nájemce pojišťuje na své náklady, a to na všechna rizika.
The Landlord is not liable for the property of the Tenant or the persons using the Flat with the Tenant that is placed and installed in the Flat or on/in the building as such. The Tenant shall take out all-risk insurance for such property at his/her own expense.

Článek 5 / Article 5

- 5.1 V případě, že je Smlouva či kterákoli její část (včetně příloh) uzavřena ve více jazykových verzích, je v případě rozporu mezi těmito jazykovými verzemi rozhodující jazyková verze česká.
Where the Contract (or any part thereof, including its annexes) is issued in several language versions, the Czech language version shall take precedence in the event of any conflict.
- 5.2 Tato Smlouva je sepsána ve dvou vyhotoveních s tím, že každá ze smluvních stran obdrží po jednom vyhotovení.
This Contract is executed in two (2) counterparts, of which each Party shall take one.
- 5.3 Tato Smlouva nabývá platnosti dnem podpisu oběma smluvními stranami a účinnosti dnem vzniku sjednaného nájemního poměru. Veškeré změny Smlouvy mohou být prováděny pouze se souhlasem obou Smluvních stran, a to formou číselovaných písemných dodatků. Veškeré případné přílohy Smlouvy tvoří její nedílnou součást.
This Contract comes into force by being signed by the Parties and into effect on the date the agreed sublease relationship is established. This Contract may only be amended with the consent of both Parties by numbered amendments executed in writing. Any annexes to this Contract form its integral part.
- 5.4 Nájemce má právo na mimosoudní řešení spotřebitelského sporu. Subjektem mimosoudního řešení spotřebitelských sporů je Česká obchodní inspekce (www.coi.cz).
The tenant has a right to the out-of-court settlement of a consumer dispute. The subject of the out-of-court-settlement of consumer disputes is the Czech Commercial Inspection (www.coi.cz).
- 5.5 Smluvní strany prohlašují, že se seznámily s obsahem Smlouvy a že tato Smlouva byla sepsána dle jejich pravé a svobodné vůle, nikoliv v tísní, či za nápadně nevýhodných podmínek, a na důkaz toho připojují své podpisy.
The Parties hereby declare that they have familiarised themselves with the content of the Contract and that this Contract has been executed based on their true and free will, not under duress or conspicuously disadvantageous conditions, IN WITNESS WHEREOF, the Parties have affixed their signatures to this Contract.

Dne / *on*

Pronajímatel / *Landlord*

Dne / *on*

Nájemce / *Tenant*