



ACCOMMODATION RULES

Accommodation provider

River Apartments
Na Klenici 45/7, Mladá Boleslav, 29301
(hereinafter also referred to as "hotel" or
"accommodation provider")

operated:

Private Funds s.r.o.
Kosatcová 1302/6, Praha 10, 106 00
VAT: CZ09334858

1. Conditions for concluding an accommodation contract

1.1 Accommodation of guests at the River Apartments is carried out on the basis of an accommodation contract concluded in accordance with the provisions of Section 2326 et seq. of Act No. 89/2012 Coll., Civil Code, on the basis of which the River Apartments (hereinafter referred to as the "accommodation provider") provides the accommodated person with temporary accommodation for an agreed period or for a period resulting from the purpose of accommodation in a facility designated for that purpose, and the accommodated person (hereinafter also referred to as the "guest") undertakes to pay the accommodation provider for accommodation and related services within the period specified in these accommodation regulations (hereinafter also referred to as the "accommodation contract").

1.2 The guest shall place an accommodation order in writing via the reservation form on the accommodation provider's website <https://www.aparthotelnaklenici.cz/cs/rezervace/> or via the accommodation provider's email address: info@riverapartments.cz or by post sent to the accommodation provider's address specified in the header of these accommodation rules. This does not affect the possibility of making orders (reservations) also via other online booking platforms with which the accommodation provider cooperates (e.g. www.booking.com, www.airbnb.cz, www.hotel.cz, etc.) under the conditions specified there. The accommodation contract is concluded only upon written confirmation of the guest's order by the accommodation provider.

1.3 Rights and obligations of the contractual parties not expressly governed by the accommodation contract are regulated by these Accommodation Rules, the Provider's General Terms and Conditions, and the Provider's Price List. If the accommodation contract stipulates something different from these Accommodation Rules, the Provider's General Terms and Conditions, and/or the Provider's Price List, the provisions of the accommodation contract shall prevail.

1.4 If the Guest fails to comply with the obligations arising from the Accommodation Contract and the attached Accommodation Rules, General Terms and Conditions, and/or

Price List, or otherwise violates good morals in the hotel (hereinafter "Misconduct"), the Accommodation Provider is entitled to terminate the Accommodation Contract before the expiration of the agreed period, even without a notice period, provided the Guest was warned of their misconduct by the hotel in accordance with the provisions of § 2331 of the Civil Code.

2. Arrival at the Hotel

2.1 The Guest shall report their arrival at the hotel reception to an authorized staff member.

2.2 At the reception, the Guest shall present their ID card, passport, or other identity document (e.g., residence permit), based on which the authorized staff member verifies the Guest's identity. The Guest confirms the correctness of their personal data and the length of stay by signature.

2.3 Unless agreed otherwise, the accommodation of arriving guests takes place from 15:00.

2.4 The accommodation provider is entitled to require the guest to pay a cash deposit of up to CZK 2,000 per room upon check-in. The deposit is refundable upon departure, in full or reduced under the conditions set out in Article 7 of these accommodation rules.

2.5 The Guest is made aware of the Accommodation Rules beforehand (on the hotel website) or at the latest upon arrival via digital or personal communication means of the Accommodation Provider.

2.6 The number of persons in the room corresponds to the number of persons registered for accommodation. The Guest undertakes to announce their exact number.

2.7 The duration of accommodation is agreed upon at the latest during the Guest's check-in and is recorded in the electronic accommodation book. The duration of accommodation may be extended only with the consent of the Accommodation Provider and must be supported by an entry in this accommodation book.

2.8 It is possible to accommodate a pet together with the guest for an appropriate fee. The pet owner is obliged to prove the animal's good health by presenting a valid vaccination certificate upon request by the accommodation provider's staff.

2.9 The Guest hereby grants consent to the Accommodation Provider for the processing and storage of their personal data to the extent provided, for the purpose of providing accommodation and keeping guest records pursuant to Act No. 565/1990 Coll., on Local Fees, and Act No. 326/1999 Coll., on the Residence of Foreign Nationals in the Territory of the Czech Republic. Further

obligations of the Guest and the Accommodation Provider regarding the maintenance of the registration book/house book are set by the above-mentioned legal regulations.

3. General Accommodation Rules

3.1 The Guest has the right to use the space reserved for accommodation, as well as the common areas, and to use services associated with the accommodation.

3.2 Upon arrival, the Guest receives a key, or a unique code, for the room and the hotel entrance (hereinafter collectively "Keys"). The Guest is obliged to prevent access to the Keys by third parties who are not direct participants in the relevant Accommodation Contract concluded between the Guest and the Accommodation Provider.

3.3 The Guest is obliged to:

- Familiarize themselves with the Accommodation Rules and observe them.
- Pay the price for accommodation according to the valid price list.
- Properly use the premises intended for accommodation and maintain order and cleanliness in all premises intended for accommodation.
- Ensure cleanliness in the premises intended for accommodation.
- Protect the equipment in the premises intended for accommodation against damage.
- Immediately report damage or harm caused by the Guest or persons accommodated with them in the Accommodation Provider's premises.
- Behave in a manner that does not disturb other persons with excessive noise between 22:00 and 07:00.
- Upon leaving the room, close water taps, turn off lights, turn off electrical appliances not in use during the Guest's absence, and close windows.
- Disconnect electrical appliances and other electrical devices from the mains (socket) before leaving the room.
- Disconnect electrical appliances and other electrical devices from the mains (socket) immediately after finishing the active use or charging of these appliances and devices.
- Use or charge electrical devices or other electronic equipment only in the presence of the Guest (For the purposes of these Rules, electrical appliances and other electrical devices include, but are not limited to, chargers for consumer electronics - phones, tablets, PCs, rechargeable batteries). All electrical appliances and other electrical devices brought in by the Guest and connected to the Accommodation Provider's mains must be marked with the CE conformity mark and labeled with the

following data: a) rated voltage or its range; b) rated power input or current; c) name or trademark of the manufacturer or responsible vendor; d) model or type reference; e) class of protection against electric shock; f) appliance enclosure rating (IP code); g) rated current of the fuse; h) information on the environment for which the appliance is intended.

3.4 The Guest must not:

- Make substantial changes in the premises intended for accommodation (move furniture, relocate equipment, etc.).
- Remove any equipment and furnishings from the premises intended for accommodation.
- Use their own appliances for accommodation, except for small appliances used by the Guest for personal hygiene and office work.
- Leave the premises intended for the agreed accommodation to another person.
- Receive visitors in the premises intended for accommodation; visitors must be duly registered in the visitor book and are permitted only until 22:00 with the consent of the Accommodation Provider.
- Use the address of the house with premises intended for accommodation as their place of business.

3.5 Furthermore, the guest is not allowed:

- Carry weapons, ammunition, and explosives or store them in a state enabling their immediate use.
- Possess, manufacture or store narcotic or psychotropic substances or poisons, unless they are medicines prescribed to the Guest by a doctor.
- Smoke. Violation of this regulation and smoking in the room or hotel premises entitles the hotel to charge the Guest a penalty of 2,000 CZK for cleaning the premises & potential further lost profit due to the room being unsellable. This ban and the associated penalty also apply to smoking electronic cigarettes.
- Use open fire.

4. Accommodation Provider's Liability for Guest's Belongings

4.1 If requested by the Guest, the Accommodation Provider shall take money, jewelry, or other valuables into custody. The Hotel has the right to refuse custody if the items are dangerous or disproportionate in value and scope for the accommodation facility. The Accommodation Provider requires items for custody to be handed over in a closed or sealed container.

4.2 The right to compensation for damage caused to the guest's belongings must be claimed from the accommodation provider without delay, but no later than 15 days after the day on which the guest must have learned of the damage. Damage will not be compensated if the damage to the property was caused by the guest himself or a person accompanying him or if the damage occurred in some other way.

4.3 If the Guest leaves their belongings in the room after the end of the stay and the accommodation is not paid for, the

Accommodation Provider will move the Guest's belongings out of the room and store them in a safe place to prevent damage. After the accommodation debt is paid, the Accommodation Provider will release the stored items to the Guest.

5. Safety, Guest's Liability for Damage Caused

5.1 The Guest is obliged to familiarize themselves with safety rules and the evacuation plan in case of fire. This plan can be found in every hotel room and is available for inspection at the reception.

5.2 The Accommodation Provider may administer medicine from the first aid kit to the Guest based on the selection of an adult Guest or a third adult person for the Guest, solely upon the explicit instruction of such Guest or person. The risk associated with administering such medicines, as well as any risk of contraindication, is borne by the person requesting the medicine.

5.3 The Guest acts in such a way as to avoid unjustified harm to the freedom, life, health, or property of others.

5.4 A Guest who uses their own appliances or other electrical devices in the room or other premises of the Accommodation Provider is liable for damage caused by these appliances and devices.

5.5 If the Guest causes damage to the Accommodation Provider's property by their actions, the damage incurred will be covered from the deposited deposit pursuant to Art. 2, paragraph 2.4 of the Accommodation Rules. If the damage incurred is higher than the deposit, the Guest is obliged to pay the difference to the Accommodation Provider.

6. Departure from the Hotel

6.1 The Guest is obliged to vacate the room where they are accommodated by 11:00 (unless stated otherwise). If the guest fails to do so, the accommodation provider reserves the right to charge the accommodation fee for the following day as well.

6.2 Upon departure, the Guest shall close the room, settle their account, and perform check-out (using the application or in person at the hotel reception).

7. Information on Personal Data Processing

7.1 The accommodation provider processes the guest's personal data in accordance with Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016, the General Data Protection Regulation, and Act No. 110/2019 Coll., on the processing of personal data.

7.2 For the purpose of the accommodation contract and related matters, the following personal data/categories of personal data are processed: Name and surname, date of birth, citizenship, travel document number, visa if applicable, permanent residence.

7.3 The Accommodation Provider will process personal data manually and automatically directly through its authorized employees and further through processors authorized by the Accommodation Provider

based on personal data processing agreements.

7.4 The list of entities/categories of recipients to whom the guest's personal data may be made available is based on the legal standards by which the Accommodation Provider is governed.

7.5 The guest's personal data is processed for the duration of the contractual relationship with the accommodation provider. After its termination, only those personal data are retained that are further necessary for the protection of legal claims and the fulfillment of the accommodation provider's obligations as a personal data controller, or where this is required by law or justified by the accommodation provider's legal interest, e.g. until the expiration of applicable statutes of limitations, preclusion, archiving and other similar periods.

7.6 The Guest has the right of access to their personal data processed by the Accommodation Provider, the right to their rectification or erasure, or restriction of processing, and the right to object to processing.

7.7 The Guest further has the right to obtain from the Accommodation Provider personal data concerning the Guest which the data subject has provided to the Accommodation Provider. Upon the Guest's request, the Accommodation Provider shall provide the data to the data subject without undue delay in a structured, commonly used, and machine-readable format or, upon the Guest's request, provide it to another clearly designated controller. This right does not apply to personal data that are not processed automatically.

7.8 If the Guest believes that their personal data is being processed unauthorizedly, they may file a complaint with the supervisory authority, which for the territory of the Czech Republic is the Office for Personal Data Protection.

Office for Personal Data Protection

VAT number: 708 37 627
address: Pplk. Sochora 27, 170 00 Prague 7
www: <https://www.uouu.cz>

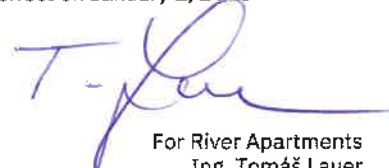
For any questions regarding the processing of your personal data, please contact Ing. Tomáš Lauer via e-mail lauer@pholds.cz or phone: +420 723 057 671.

For more information regarding the processing of personal data, please see the Personal Data Protection Statement.

Contact details of the Accommodation

River Apartments
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293 01, Mladá Boleslav
E-mail: info@rivereapartments.cz
Phone: +420 728 156 000

This Accommodation Rules entered into force and effect on January 1, 2025



For River Apartments
Ing. Tomáš Lauer
Executive Director