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Order for key collection

to guests on behalf of the owners on a commission basis

between

the owner (s) of the accomodation in the Styrian Salzkammergut (hereinafter referred as "the owner"), described in detail in the datasheet,

and
Uwe Rauscher
FiS - Holidays in Salzkammergut
Incoming Travel Agency
8983 Bad Mitterndorf 403

as a local company for the mediation of accommodations in the Styrian Salzkammergut ("FiS").

This order overrides any previous orders or contracts between the owner and FiS.

Initial situation

The owner can or wants to carry out the presentation on the Internet and other media, as well as the inquiry and booking processing for the object to be rented by HIMSELF. However, the owner is NOT PRESENT on site by himself and has no person available who can take the necessary on-site activities for the rental.

Key handover version A

1. Reception of the guests in the respective place
2. Transfer of the guests to the booked accommodation
3. Informing the guests about various peculiarities, customs, house rules and regulations concerning the accommodation
4. Information of the guests about various possible holiday activities or peculiarities, customs and regulations concerning the area
5. Collection of any agreed deposit by the guests
6. Repayment of a possibly paid deposit to the guests
7. Settlement of the agreed commission to the owner

Key Handover Version B - in addition to the activities of Version A

1. Collection of the rent in the name and for the account of the owner
2. Collection of incidental expenses (eg cleaning) in the name and for the account of the owner
3. Collection of the tourist tax or local tax on behalf of the Tourist Board
4. Provision and billing of Internet usage credits
5. Provision and billing of bed linen, towels, baby cots, etc.
6. Organization of final cleaning
7. Payment of the cleaning staff in the name and for the account of the owner
8. Credit and transfer of rental income to the owner

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The key handover version is only possible in combination with a special full package agreement. The following points only apply to this Special Package Agreement:

I)

Short description

FiS mediates the accommodation of the owner in his name and on his account (more detailed in the datasheet) against a commission to guests within the framework of its accommodation mediation service. The mediation takes place both to guests for holidays or recreation as well as to other persons - however these are clarified beforehand with the owner. This mediation contract overrides any previous mediation contracts between the owner and FiS.

I I)

Duration of the mediation contract

The mediation contract starts with the starting date indicated in the datasheet and runs indefinitely with any possibility of termination, but with a notice period of three months without giving reasons. Should bookings already exist at the time of termination of the notice period, these bookings shall still be binded and processed, despite the fact that they have already been terminated, as the owner or FiS has contracted with the bookers.

Early termination may take place if:

a) a bankruptcy or compensation procedure should be opened over the assets of FiS or the opening of insolvency proceedings should be rejected for lack of sufficient assets;
b) FiS does not comply with its payment obligations against the owner despite a written reminder within the stipulated deadline;
c) FiS or the owner violates the rules of this mediation contract.

I I I)

Prices, terms of payment and commissions

FiS therefore offers the object in the name and for the account of the owner on the following conditions:

The daily rental prices for the respective accommodation are listed in the attached datasheet.

These rental prices are inclusive of all energy and incidental costs. In the event that the owner himself carries out leasing, the latter undertakes not to offer any more favorable prices than those offered by FiS to the end customer (except acquaintances, relatives or friends of the owner). The rental rates are constantly adjusted between FiS and the landlord and adjusted after a short written agreement (e-mail).

The owner has the possibility to collect a damage deposit through FiS. This will be returned to the guests after the final cleaning or the associated positive final check.

The daily rental prices are billed by FiS with the guests in the name and on behalf of the owners. Payment of the daily rental rates of the definite occupancy of the accommodation by FiS to the owner will be made **minus a commission as specified in the data sheet of the rental amount** not later than 10th of the next month to the account of the owner indicated in the additional sheet.

The final cleaning of the accommodation is carried out in the name and on the account of the owner after departure of the guests. FiS is available for the assistance of cleaning staff and lifts a final cleaning fee in the name and for the account of the owner from the guests, which is also paid again in the name of the owner to the respective cleaning staff or for various expenses in connection with the cleaning is used.

I V)

Availability of the accommodation

FiS undertakes to contact the owner in case of any assignments by FiS in advance, if he already has bookings or booking requests in the respective period, so that no double bookings are generated.

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V)

Actions

The owner hereby agrees to participate in various special actions (eg 7=6 or similar), **but only after separate consultation and agreement with FiS**. The owner also has the possibility to initiate various actions by himself - **but this also only after consultation with FiS**.

Regular Guests

FiS grants a discount on the rental rates from the second bookings via FiS if these bookings will be made directly at FiS and not via various booking platforms or tour operators. This estate is granted by FiS and does not affect the owner.
However, if the following guests always stay in the same accommodation, the owner also agrees to price reductions, **but only after separate consultation and agreement with FiS**.

V I)

Condition of the accommodation and property

The owner is required to place and maintain the accommodation in a condition which ensures a decent use by the guests, as well as to carry out renovations from time to time, so that the accommodation is quite modern and on a more recent stand.

The accommodation is furnished for the number of persons indicated in the datasheet. The permission to bring pets is also indicated in the datasheet. The furnishings and equipment of the accommodation correspond to the number of possible guests. The accommodation is standard or higher.

Private property, private laundry or other private belongings of the owner, which the latter does not wish to leave the guests to use, the owner has to keep in specially locked rooms or boxes and to ensure that guests can not use them. Should guests have access to such private property, as they have not been blocked by the owner, and should use it and should result in damage or contamination, the cost of cleaning, repair or replacement has to bear by the owner. FiS can not be prosecuted for this and is held harmless and without charge.

Any cleaning costs of table linen, carpets and other textiles in the accommodation will be charged to the owner according to the expenses of FiS.

V I I)

Activities of FiS

1. Photographing the accommodation and the surrounding area
2. Customized editing and use of the photos
3. Purposeful presentation of accommodation
4. Corresponding copywriting for advertising purposes
5. Application of accommodation by means of electronic and postal mailings
6. Application for accommodation at fairs or similar events
7. Application of accommodation on FiS's own websites
8. Maintenance of the relevant entries and the attendance calendar
9. Providing a hotel insurance
10. Processing of inquiries for accommodation
11. Processing of accommodation bookings
12. Collection of a deposit
13. Blocking of the posting calendar for postings or self-allocation
14. Reception of guests in the respective place
15. Transfer of guests to booked accommodation
16. Inform the guests about various characteristics, habits, house rules and regulations concerning the accommodation
17. Inform the guests about various possible holiday activities or specificities, habits and regulations regarding the area
18. Collection of the rent in the name and on account of the owner
19. Collection of incidental costs in the name and on account of the owner
20. Collection of the spa and / or local spa on behalf of the tourism association
21. Provision and allocation of Internet use credit balances
22. Provision and allocation of bed linen, towels, baby beds, extra beds, etc.
23. Acceptance of a agreed security deposit from the guests
24. On-call service for the guests present in case of problems
25. Contact point for guests' questions
26. Organization of the final cleaning
27. Refund of the security deposit paid through the guests
28. Contact point for questions or problems surrounding the accommodation for the owner
29. Assistance with problems solving (eg mediation of a craftsman)
30. Payment of the cleaning staff on behalf of and for the account of the owner
31. Billing and transfer of rental income minus the agreed commission (and any discounts - see point V b)) to the owner
32. Credit and transfer of the deposit to the owner
33. Settlement of the agreed commission to the owner

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V I I I)

Damages processing

Damages which have been proven by guests are covered up to the amount of the security deposit, which is stated in the datasheet, after consultation with the owner. In the case of a damage exceeding the amount of the security deposit (or if no security deposit is collected), FiS will attempt to demand the amount of the damage exceeding the security deposit, which can not be granted 100%.

Damages which are not proven by guests or which have arisen due to aging and wear and tear or material defects are borne by the owner.

In general, every damage is assessed, negotiated and the payment must be agreed separately.

I X)

Cancellations

A booking is only valid as a 100% fix, if the guests stayed in the object for the booked period. Cancellations can be done before the arrival (eg because of sickness or others), during the arrival (eg because of wrong summary o persons and related overhaul and relocation) or during the stay (eg because of lacks of the object).

FiS will collect a deposit from guests to cover its activities. In the case of a cancellation up to 7 days before the arrival of the guests, this deposit remains with FiS for the already performed activities as a cancellation fee. In the case of a cancellation within 7 days prior to the arrival of the guests or in the case of a non-arrival, FiS attempts to collect the remaining total rental amount from the guests and transfers it minus the agreed commission to the owner as in the case of a normal booking (see point III), But this can not be guaranteed.

FiS will also offer guests the option to take out a hotel collision insurance.

X)

Others

The Bezirksgericht 8940 Liezen is responsible for all disputes arising from this mediation order as the court of the place of the case.

The owner agrees with the signing of the datasheet to all points of this "mediation contract 1810". Conversely, this procurement order is only valid in connection with the signed datasheet.

Likewise, the owner granted permission by signing the additional sheet FiS to use all photos of the property for advertising purposes. The copying right of the photos thus goes to FiS.

Information: FiS is an intermediary company. Commissions for intermdiaries will be paid by clients, as well as by customers. Therefore, FiS charges to the guests a small booking fee for processing the booking. The collection of this booking fee does not affect the owner in any way and serves only to compensate the basic costs, which arise during a booking - regardless of whether the booking will be taken or not.

Changes and additions to this procurement order shall be subject to the validity of the written form. Collateral agreements are invalid as long as they are not confirmed in writing.

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Data sheet

Beginning of the contract: .....

Owner: .....
Address, Postcode, City: .....
Phone/Fax: .....
E-mail: .....
Bank: .....
IBAN: .....
BIC-Code: .....

Type of accommodation: .....
Name of the accommodation: .....
Address of the accommodation: .....
Size of the accommodation: .....
Desired number of persons: .....
Pets allowed yes/no: .....
Rooms: .....
Sleeping spots: .....
Bathroom equipment: .....
Kitchen furniturings: .....
Media (TV: Flat screen or tube TV, Radio, CD ...): .....
Floors: .....
Heating / Hot water: .....
Other equipments: .....

The following version is agreed

☐ **Key Handover Version A** - Commission rate in Euro: 50 Euro per arrival
☐ **Handover of keys Version B** - Commission rate in Euro: 70 Euro per arrival
☒ **+ Compulsory Special Package** - Percentage commission rate: 30% of the rental amount per booking

Seasons and prices (Proposals):

Art of season: Spring	From - till: 01.04. - 31.06.	EUR	.....,00
Art of season: Summer	From - till: 01.07. - 31.08.	EUR	.....,00
Art of season: Autumn	From - till: 01.09. - 30.11.	EUR	.....,00
Art of season: Winter	From - till: 01.12. - 31.03.	EUR	.....,00

Prices are guilty for ..... persons Surcharge or Reduction per person: ☐ + / ☐ - EUR .....,00

A security deposit should be collected: ☐ yes ☐ no If yes, which height: EUR .....,00

Bad Mitterndorf, ..., ...

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....
Signature
Ferien im Salzkammergut
Uwe Rauscher

.....
Signature
Owner of the object