

General Contract Terms of AUGUSZTA HOTEL Zrt.

Supplementation for Long-term Reservations

1. **Contract term and cancellation rules:** Clause 9.1 of the GCT shall be replaced by the following provisions.

- 1.1. Contracts shall be concluded for at least one or two academic semesters**

- 1.1.1. Occupants can choose whether they wish to conclude the contract only for the first semester or for the entire academic year. The GENERAL CONTRACT TERMS (GCT) shall apply once the reservation has been sent. By sending his reservation, the Occupant accepts and acknowledges the content of the GCT. (For this reason, please read the GCT carefully.)
- 1.1.2. The Occupants who conclude a contract for the first semester only but would like to stay for the second semester shall *conclude the contract for the second semester until 1 December of the given year at the latest*, otherwise we will only be able to provide a room if any rooms remain available after expiry of the contract.
- 1.1.3. The Guest may cancel his valid reservation **in writing** 30 days before the date of arrival specified in writing. (In this case, the amount already paid shall be refunded.) In the case of cancellation after this deadline, a cancellation penalty in the amount of the deposit and two months' accommodation fee shall be deducted from the amount paid as the Provider will not be able to sell the apartment during this period.
- 1.1.4. If the Occupant does not indicate his intention to cancel in writing and does not arrive, the deposit shall not be refunded and the accommodation fee shall be deducted from the amount paid for each started month of the period of the reservation. The Provider shall not reserve the room for the Guest.
- 1.1.5. If liability of the Occupant is determined in relation to the rejection of his visa application, the deposit shall not be refunded. A visa application rejected due an error on the Occupant's side shall not qualify as force majeure. Also, in this case the Provider shall be entitled to two months' accommodation fee due to the fact that it will not be able to sell the accommodation during the semester.

In other cases, when liability of the Occupant cannot be established, the accommodation fee shall be refunded and the Director shall decide regarding the refunding of the deposit in the given situation. The reservation will qualify void.

- 1.2. Payment shall be made for the rooms reserved irrespective of the date of arrival.**

- 1.2.1. The preferential contract shall enter into force from 1 September and shall apply for the first semester irrespective of the date of arrival. Accordingly, the Occupant shall pay for the room from 1 September even if he arrives at a later date. The second semester starts in January and, for this reason, payment during the second semester shall be made from January irrespective of the date of arrival.

- 2. Payment rules**

- 2.1. Accommodation fee shall be paid for the entire semester in advance.** Clause 10 of the GCT shall be replaced by the following provisions:

- 2.1.1. In order for the reservation to be valid, all new Occupants shall pay the deposit and the accommodation fee for the semester in advance. Deviation from this rule shall require the director's approval.
- 2.1.2. The Occupants who conclude the contract for the entire academic year may pay the accommodation fee of the second semester on a monthly basis, keeping the relevant payment deadlines.
- 2.1.3. The accommodation fee shall be paid in Hungarian forints based on the statement of accommodation fee payable sent in advance.

In the case bank transfer, any bank transaction costs arising shall be paid by the Occupant.

- 2.1.4. The Occupant acknowledges that that in the case of termination during the contract term, the Provider may claim payment of two months' accommodation fee on top of the deposit due to not being able to sell the accommodation during the academic year (if the Provider is unable to sell the apartment for the period in question).

In addition, the Occupant shall also pay any discounts received during the term of the contract as the discount relates and is subject to the performance of the contract.

2.2. Deposit

- 2.2.1. For all Occupants, the deposit is a standard amount specified in the price list sent to Occupants. The deposit shall be refunded, after deduction of any outstanding payables, at the time of the Occupant's move-out upon the expiry of the contract. The deposit may be used for the settlement of any of the following: damages, impairment, unpaid fees, cancellation penalty and default interest.
- 2.2.2. In the case of early termination of the contract, the deposit shall be regarded as an advance payment, which *shall not be refunded in this case* due to the fact that the Provider will not be able to sell the room during the academic year.

2.3. Any nights stayed beyond the monthly rate period shall be paid at daily rates.

- 2.3.1. Our monthly contract rates relate to calendar months and are non-divisible. For this reason, any nights spent beyond the full months charged at the monthly contract rates shall be payable on a daily rate basis. Currently daily rates are available in the information and at the reception.

2.4. Payment is always due in the last week of the month before the given month.

- 2.4.1. All Occupants shall pay the fee of the telephone calls of the current month and that of other services used and the fee of the services relating to the upcoming month (accommodation fee etc.) in the last week of the month.

2.5. Two- and three-room apartments can only be used without division as one apartment.

- 2.5.1. If one Guest stays at a two- or three-room apartment, the full price of the apartment shall be payable even if the Guest remains alone in the apartment (or the Guest will have to apply for a one-room apartment).

3. Conditions of staying

- 3.1 Signing of the contract
- 3.2 Acceptance and signing of the House Rules
- 3.3 Acceptance and signing of the Fire Protection Regulation
- 3.4 Acceptance of the Move-in and Move-out Information
- 3.5 Acceptance of GCT

4. Annexes

D-02 Move-in Information, D-03 House Rules, D-04 Fire Protection Regulation, D-05 Service Contract, D-13 Move-out Information, GCT.

Having read them, I acknowledge and accept the terms and conditions of the GCT.

Debrecen, 20...

Occupant