

SHORT-TERM RENTAL REGULATIONS
DOWNTOWN APARTMENTS LIMITED LIABILITY COMPANY

1. GENERAL PROVISIONS

- 1.1. This regulation defines the conditions of check-in, check-out, stay, and all other aspects related to the short-term rental of premises available in the offer of Downtown Apartments Limited Liability Company.
- 1.2. This regulation is an integral part of the short-term rental agreement concluded between Downtown Apartments Limited Liability Company and the client, whereby Downtown Apartments Limited Liability Company undertakes to provide the client with the selected premises from the company's offer, and the client undertakes to pay the fee and comply with the rules related to the stay in the premises as stated in the short-term rental agreement and this regulation.

2. DEFINITIONS

Whenever the following terms are used in this Regulation, regardless of the grammatical form, they shall be assigned the following meanings:

APARTMENT

premises, located in the offer of Downtown Apartments, which are the subject of the short-term rental agreement between Downtown Apartments Ltd. and the client;

DOWNTOWN APARTMENTS

Downtown Apartments Limited Liability Company with its registered office in Gdańsk (80-747), ul. Toruńska 15/u13, entered into the National Court Register kept by the District Court Gdańsk - Północ in Gdańsk, 7th Economic Department of the National Court Register under the registration number KRS: 0001009011, Tax Identification Number (NIP): 5833466848, National Business Registry Number (REGON): 523970469;

CLIENT

an adult natural person or legal entity, who is a party to the short-term rental agreement of the Apartment for recreational or tourist purposes, or expresses the intention to enter into such an agreement by making a reservation of the Apartment;

REGULATIONS

this regulation.

3. CHECK-IN AND CHECK-OUT

- 3.1. The hotel day starts at 15:00 on the day of check-in and ends at 11:00 on the day of check-out.
- 3.2. The Client is obliged to provide the exact check-in time. On the day of check-in, it will not be possible to change the previously agreed time to an earlier one.
- 3.3. The Client is required to inform Downtown Apartments no later than one day prior to check-out about the planned time of leaving the Apartment and returning the keys to the designated location indicated by Downtown Apartments.
- 3.4. Upon check-out, the Client is required to return all provided keys or entry cards, as well as remotes and access cards. In case of failure to return them, the Client will be charged a fee for their replacement or duplication, in accordance with the VAT invoice received from Downtown Apartments:
 - Waterlane, Szafarnia 11 Gdańsk - 100 PLN,
 - Deo Plaza, Chmielna 10 Gdańsk - 250 PLN,
 - Stągiewna Apartamenty, Stągiewna 15 Gdańsk - PLN.
- 3.5. Downtown Apartments reserves the right to refuse to issue keys to the Apartment to individuals under the influence of alcohol or drugs, behaving aggressively, posing a direct threat to others or property, or individuals who do not have a photo ID on the day of check-in, as well as in cases specified in points 4.8 and 5.2 of the Regulations. Additionally, Downtown Apartments may refuse to provide the Apartment to Clients who have flagrantly violated the short-term rental agreement, Regulations, or have outstanding payments to Downtown Apartments.
- 3.6. On the day of check-out, before the Client leaves the Apartment, Downtown Apartments reserves the right to inspect the condition of the Apartment. In case of any damages found during the stay, the Client is obliged to cover the full cost of repairs, no later than on the day of check-out.
- 3.7. An earlier departure due to reasons not attributable to Downtown Apartments does not entitle the Client to request a refund for unused days of stay.
- 3.8. The Client is required to adhere to the established check-out time specified in point 3.1 above. Delay in check-out due to the fault of the Client or individuals staying with them in the Apartment will result in a charge equivalent to the current price for the entire day of rental of the respective Apartment, as specified on the website www.downtownapartments.pl.

4. CLIENT'S RESPONSIBILITIES DURING THE STAY IN THE APARTMENT, RULES FOR USING THE APARTMENT

- 4.1. The Client undertakes to use the Apartment only for tourist or recreational purposes and shall not sublet the Apartment or allow any third party to use it free of charge.
- 4.2. The Client undertakes to comply with the Regulations.
- 4.3. If any irregularities regarding the Apartment are identified, the Client is obliged to report them immediately (no later than within two hours of check-in). Depending on the booking method, the report should be made using:

- the booking platform through which the client made the reservation, in the case of bookings made through such a platform,
- by sending an SMS to the Downtown Apartments contact number or an email to the Downtown Apartments contact email address, in the case of reservations made on the website www.downtownapartments.pl.

If any irregularities are not reported within the specified period, it is considered that the damage or irregularities were caused by the Client during their stay.

- 4.4. Quiet hours are in effect in the Apartments from 10 p.m. to 7 a.m. In the event of its violation, as well as in the event of any other violation of generally accepted norms of social coexistence or disturbing the peace of residents of neighboring premises to the Apartment, Downtown Apartments reserves the right to immediately terminate the short-term rental agreement concluded with the Client, without the obligation to refund the costs for the unused period of stay.
- 4.5. Organizing any kind of events in the Apartments, including bachelor or bachelorette parties, is strictly prohibited. Violation of this prohibition, as stated in the preceding sentence, may result in Downtown Apartments terminating the short-term rental agreement with the Client, without any obligation to refund the cost for the unused portion of the stay.
- 4.6. Smoking of tobacco and e-cigarettes is strictly prohibited in the Apartments. Violation of this prohibition will result in the Client being charged a penalty of 500 PLN for each instance of violation.
- 4.7. Clients are required to securely close the entrance doors and windows every time they leave the Apartment. They are also responsible for storing the Apartment's entry keys in a manner that prevents access by third parties.
- 4.8. Only the Client and the number of people indicated in the reservation may stay in the Apartment. In the event of violation of this point of the Regulations, Downtown Apartments reserves the right to immediately terminate the short-term rental agreement concluded with the Client, without the obligation to refund the costs for the unused period of stay, or to impose a penalty in the amount of PLN 100 for each day of stay of an additional person in the Apartment. At the same time, Downtown Apartments reserves the right to refuse to issue the keys to the Apartment if the permitted number of people in the Apartment is exceeded.
- 4.9. The client is responsible for taking care of the Apartment, maintaining it, and returning it in a condition not worse than the wear and tear resulting from the normal use of the Apartment.
- 4.10. Downtown Apartments or any person designated by Downtown Apartments has the right to enter the Apartment in order to address any malfunctions or in case there is a reasonable suspicion that the Client or individuals staying with them in the Apartment are violating the provisions of the Regulations.
- 4.11. Downtown Apartments is not responsible for any items left in the Apartment. Any return of found items is possible only at the expense of the Client.
- 4.12. The Client is responsible for the actions of all persons staying with him in the Apartment as for his own.

5. **PET POLICY**

- 5.1. The possibility of accommodating pets is only available in selected Apartments specified in the Downtown Apartments' offer.
- 5.2. Downtown Apartments has the right to refuse to provide the Apartment to a Client who brings a pet without prior agreement with Downtown Apartments.
- 5.3. For all domestic pets, it is required to have a booklet confirming current vaccinations. Clients are also required to bring a pet bed as it is not allowed for pets to be on sofas, couches, armchairs, beds, etc.
- 5.4. The Client is responsible for cleaning up after the pet staying in the Apartment, and is fully responsible for the pet's stay in the Apartment, including any damages caused by the pet. Specifically, but not exclusively, the Client is responsible for cleaning carpets, armchairs, sofas from pet hair and removing any unpleasant odors from the Apartment.
- 5.5. An additional fee of PLN 100.00 (one hundred zlotys) for a stay no longer than 7 nights and PLN 200.00 (two hundred zlotys) for each additional day of stay is charged for the stay of the pet in the Apartment. Additionally, in the case of a pet staying in the Apartment, Downtown Apartments collects a refundable deposit of 300.00 PLN (three hundred Polish zlotys) to cover any potential damages. If there are no damages or losses in the Apartment, the deposit will be refunded within 7 days of the Customer's check-out from the Apartment.

6. DOWNTOWN APARTMENTS' RESPONSIBILITY

- 6.1. Downtown Apartments is not responsible for any inconveniences that may arise during the stay, resulting from:
 - construction or finishing works carried out in the building where the Apartment is located or in its vicinity;
 - interruptions in the supply of utilities due to reasons beyond the control of Downtown Apartments;
 - noise coming from neighboring properties.
- 6.2. Downtown Apartments is not responsible for the loss or damage of any vehicles left by the Client in the garage belonging to the Apartment or in external parking spaces.
- 6.3. Downtown Apartments is not responsible for the Client's property left in the Apartment, in particular for its loss or damage.

7. CLIENT'S RESPONSIBILITY

- 7.1. The Client is fully responsible for any damages to the Apartment, its furnishings, as well as common property, including common areas of the building where the Apartment is located, caused during their stay. The Client is obligated to promptly cover the cost of any damages.
- 7.2. The Client renting the apartment at Szafarnia 11 in Gdańsk is responsible for parking the car in accordance with the check-in instructions and the instructions in the garage hall. Any parking of the vehicle in a place that has not been clearly indicated by the Downtown Apartments representative as permitted for parking will result in a fine of PLN 500. Parking spaces are clearly marked and assigned to specific apartments.

In the event of parking the vehicle in a way that results in blocking the parking lift, a fine of PLN 2,500 will be imposed. Blocking the parking lift causes serious inconvenience to other users, preventing them from free access to their parking spaces, as well as the need for intervention by a professional service responsible for parking lifts.

- 7.3. The Client is also fully responsible for any damages caused by their actions resulting from the use of paid or unpaid attractions located within the premises where the Client rents the Apartment, such as sauna, tennis courts, fitness rooms, playgrounds, etc.
- 7.4. The Client is also fully responsible for any damages caused in the Apartment by persons staying with him in the Apartment, with his knowledge or consent.
- 7.5. If stubborn dirt is left in the Apartment (beyond the dirt resulting from normal use of the Apartment), the Client is obliged, at the request of Downtown Apartments, to cover the costs of cleaning carpets and other soiled materials and elements of the Apartment, in accordance with the VAT invoice or receipt received from Downtown Apartments.
- 7.6. If damages, destruction, or excessive soiling of the Apartment make it impossible to continue renting the Apartment, the Client is obligated to pay Downtown Apartments a penalty equal to twice the current rental price of the specific Apartment indicated on the website www.downtownapartments.pl for each day the Apartment is excluded from the rental.
- 7.7. If the Client fails to return the Apartment after the end of the short-term rental agreement (date specified in the reservation), he or she is obliged to pay Downtown Apartments a penalty in the amount of twice the current rental price of a given Apartment indicated on the website www.downtownapartments.pl, for each day of delay in returning the Apartment.

8. COMPLAINTS

- 8.1. In the event of any irregularities related to the rental, the Client has the right to file a complaint within 14 days from the occurrence of the irregularity. The complaint should be sent via email to reklamacje@downtownapartments.pl.
- 8.2. Downtown Apartments will consider the complaint within 30 (thirty) business days from its receipt and will promptly inform the Client of the result of its consideration via email to the address provided by the Client in the registration form.

9. CONTACT DETAILS

- 9.1. Contact with Downtown Apartments office is possible by phone at +48 577-808-007.
- 9.2. The Client can also direct any inquiries via email to biuro@downtownapartments.pl.
- 9.3. Personal contact is possible from Monday to Friday between 9:00-17:00 at the Downtown Apartments offices located in Gdańsk at ul. Toruńska 15, unit U13, and/or at ul. Stara Stocznia 6, unit 9, and/or Popiełuszki 26, unit 1.

10. FINAL PROVISIONS

- 10.1. Any penalties specified in the Regulations do not preclude Downtown Apartments from seeking compensation from the Client exceeding the reserved penalties on general terms provided by the provisions of the Civil Code.
- 10.2. Before making a reservation, the Client is obliged to read the Regulations. Making a reservation by the Client is tantamount to accepting its content.
- 10.3. Downtown Apartments informs Clients that, according to Article 38(1)(12) of the Consumer Rights Act of May 30, 2014, in the case of a contract for the provision of accommodation services other than for residential purposes, the consumer does not have the right to withdraw from the contract concluded outside the business premises or at a distance. The Client accepts this condition.
- 10.4. The rental of Apartments by Downtown Apartments is strictly short-term and is not intended to meet the Clients' permanent housing needs. Their stay in the Apartments is only temporary (for leisure or tourism purposes). Therefore, the provisions of the Act on the Protection of Tenants' Rights, the Municipal Housing Stock, and the amendment of the Civil Code of June 21, 2001, do not apply to the short-term rental agreement.
- 10.5. Downtown Apartments does not offer Apartments for the purpose of meeting clients' permanent housing needs.