

ACADEMIC a.s., Akademia Heyrovského 1177, ZIP Code 500 02, ID: 481 15 185
company registered in the commercial register maintained by the Regional Court in Hradec Králové,
section B, insert 2431

HOUSING RULES

for Hotelový dům ACADEMIC, Akademia Heyrovského 1177, Hradec Králové

(issued in accordance with the provisions of § 2326 et seq. of Act No. 89/2012 Coll., Civil Code, as amended, hereinafter also "Civil Code")

The company ACADEMIC a.s. hereby issues the accommodation rules that apply to temporary accommodation in the ACADEMIC Hotel, located at Akademia Heyrovského 1177, Hradec Králové. These accommodation regulations, containing general contractual and accommodation terms and conditions, govern the legal relations between the accommodated person (hereinafter the "accommodated person") and the accommodation provider, which relate to short-term accommodation.

I.

General provisions and terms and conditions

1. Characteristics

1.1. The ACADEMIC hotel house is a private facility (hereinafter also referred to as the "accommodator"), the purpose of which is to provide temporary, short-term accommodation and related services mainly for employees of other organizations, including foreign workers, for participants in the tourism industry, congresses, training and sports or social events, and the accommodated person undertakes to pay the accommodation provider for the accommodation and for the services connected with the accommodation within the time limit and under the conditions set by the accommodation contract, the accommodation rules, and the current price list issued by the accommodation provider.

1.2. The hotel building is not a public utility facility or a provider of social services within the framework of community provision of services by municipalities and the state. It is not intended for permanent residence and there is no legal right to accommodation in it. Those accommodated are not entitled to a replacement apartment or replacement accommodation.

1.3. The accommodation provider operates the website www.hotelovydum.cz, where the reservation form is also made available (hereinafter the "reservation form").

1.4. If it is accommodated by a consumer, the purpose of the reservation form is only to verify and confirm the availability of the requested date for accommodation; the accommodation contract is then always concluded between the accommodated consumer and the accommodation provider at the premises of the accommodation provider. Prior verification and confirmation of accommodation availability via the booking form is not necessary for concluding an accommodation contract with the consumer.

1.5. By sending/entering a reservation via the reservation form, the accommodated party confirms that they have familiarized themselves with and agree to the terms and conditions of the accommodation provider, the price of accommodation and other services, and these accommodation rules, as integral parts of the accommodation contract.

1.6. If the accommodated person does not receive a confirmation of the reservation from the accommodation provider within 14 days of sending/entering the reservation via the reservation form, the requested date is considered to be occupied.

1.7. The accommodation provider has the right to refuse a reservation and/or cancel a confirmed reservation at any time without giving a reason, up to the moment of the establishment of the accommodation contract.

1.8. An accommodation contract is established between the guest (who is not a consumer) and the host when such guest:

- a) fully pays the received advance invoice issued by the accommodation provider, relating to the reservation sent/entered and confirmed by the accommodation provider or orders for accommodation services issued to such accommodation providers, or
- b) fully pay the price of the accommodation in cash at the place of accommodation.

2. Accommodation and house rules

2.1. The lodger is obliged to properly use the premises reserved for accommodation and to keep them in order and cleanliness.

2.2. No changes or adjustments may be made in the used premises without the written consent of the accommodation provider, and any necessary changes or adjustments must be discussed with the director of the hotel building.

2.3. It is forbidden to move inventory and equipment from the rooms and take them outside the hotel building.

2.4. Any malfunctions, malfunctions and damage to the premises and equipment used, as well as to common areas and equipment, the accommodated person is obliged to immediately report to the reception, including complaints about the services provided by the accommodation provider and/or other performance and claims claimed by the accommodated person.

2.5. In the event of damage, the guest is obliged to either have the damage repaired at his own expense or to pay the costs associated with removal in cash at the reception.

2.6. The opening hours of the hotel building are from 5:00 a.m. to 11:00 p.m. Night time is from 11:00 p.m. to 5:00 a.m. During the time of night time, the hotel building is opened for guests by a permanent service at the reception.

2.7. During the quiet time of night, all guests are obliged to avoid any disturbing and noisy activities. Failure to comply with this obligation is considered a serious violation of the accommodation regulations.

2.8. Visitors to the hotel building are only allowed in the entrance hall, from 1:00 p.m. to 10:00 p.m. Visitors must leave the hotel building at closing time. Otherwise, the accommodated person has the option to arrange overnight stays for them at the reception if there is free capacity for applicable fee.

2.9. Upon arrival, visitors must report to the reception desk, tell the receptionist who they should call, and before the guest arrives, the visitor is only required to stay in the entrance hall of the hotel building. At the request of the receptionist, the visitor is required to prove his identity with an ID card or passport.

2.10. Bicycles must be stored in the spaces designated for this purpose. The keys to the bicycle shed are kept at the reception.

2.11. It is not recommended to leave valuables and large sums of money in the rooms, so as not to create an opportunity for theft

2.12. The use of propane-butane, electric and other stoves in the rooms is prohibited.

2.13. Smoking is prohibited in living rooms and in other areas of the hotel, when smoking is allowed only in areas expressly designated and marked for this purpose.

2.14. It is forbidden to put away, even momentarily, various things in common areas.

2.15. Representatives of children and young people are obliged to prevent noisy behavior and games of children and young people in common areas.

2.16. Pets are strictly prohibited in the hotel building. Violation of this prohibition will be considered a binding violation of the accommodation regulations.

3. Proceedings against the accommodation regulations

Violation of the accommodation regulations in any part of its provisions will be dealt with according to severity and frequency:

- a) by warning (warning);
- b) a written warning (warning) with a deadline;
- c) exclusion from the hotel building, or withdrawal from the accommodation contract by the accommodation provider

II.

Hotel-type accommodation

1. Terms

1.1. The ACADEMIC hotel house is used exclusively for short-term accommodation, especially for employees of other organizations (including foreign ones), participants in group events, and tourists.

1.2. Accommodation is provided on the basis of written orders from companies (legal entities), unless otherwise stated in these accommodation regulations. If it turns out that the orders of companies (legal entities) contain false information in order to circumvent the purpose of short-term accommodation and the corporate culture of the hotel house ACADEMIC, the hotel house has the right to cancel the order at any time, without compensation.

1.3. When entering the accommodation, the resident must present a valid identity card or passport to be entered in the house book, otherwise they will not be accommodated. Furthermore, it is necessary to undergo the appropriate formalities according to Act No. 326/1999 Coll. on the residence of foreigners in the territory of the Czech Republic.

2. Accommodation fees

2.1. Prices of accommodation fees are contractual prices and are governed by approved price lists. Each guest must be informed of the price in advance.

2.2. The price also includes services resulting from heating, water consumption, electricity, energy, use of elevators, cleaning and lighting of common areas. The final price also includes VAT at the appropriate rate.

3. Rights and obligations of the accommodated guests

3.1. The person staying, if he is not a consumer, is entitled to cancel the confirmed reservation by paying a cancellation fee (hereinafter also the "Cancellation fee") to the accommodation provider, whereby the cancellation fee when canceling a confirmed reservation is:

- a) in case of cancellation up to the 4th day (inclusive) before starting the accommodation, an amount equal to 50% of the total price stated in the confirmed reservation, or from the extent corresponding to the interrupted part of the reserved accommodation capacity;
- b) in case of cancellation between the 3rd and the 1st day (inclusive) before starting the accommodation, an amount of 70% of the total price stated in the confirmed reservation, or from the extent corresponding to the interrupted part of the reserved accommodation capacity;
- c) in case of cancellation on the day of arrival at the accommodation, the amount of 100% of the total price stated in the confirmed reservation accommodation capacity.

3.2. The resident can insure himself against the risk of having to pay cancellation fees by taking out cancellation insurance with the relevant entity (insurance company, etc.).

3.3. The lodger has the right to ask the lodger for a deposit for any damages incurred during accommodation during large (risky) events.

3.4. If the accommodated person is a consumer, such an accommodated person is not in accordance with the provisions of § 1837 paragraph 1 letter j) of the Civil Code entitled to withdraw from the Accommodation Agreement if the entrepreneur provides this performance within the specified period.

3.5. After paying the price for the accommodation, the guest will receive the keys to the room, which he/she must hand in at the reception every time he/she leaves. At the request of the receptionist, upon arrival, the accommodated person will present proof of residence card, identity card or passport.

3.6. The person staying is entitled to use the rented bed or room no later than 9:00 a.m. on the following day for which the stay was paid for. In the event that the accommodation space is not vacated in time, the guest is always charged the price of the next one-day accommodation until the accommodation space is released by the guest.

3.7. Any possible extension of the stay will be discussed by the guest in advance at the reception. If it is possible to comply, the relevant accommodation fee will be paid in advance.

3.8. The cleaning of the accommodation is carried out by maids who, during a longer stay, will change the bed linen once every two weeks.

3.9. At the end of the stay, the accommodated person is obliged to properly report the departure at the reception, hand over the room keys and the accommodation card.

3.10. If a set of keys is lost, the guest will be charged a fee of CZK 550.

3.11. If the accommodation is a consumer, in the case of removable defective performance, he can demand either the provision of proper performance, or the addition of what is missing, or a reasonable discount from the price of the accommodation, and in the case of non-removable defective performance, for which the service cannot be used properly, the accommodated consumer can demand reasonable price discount from accommodation

III.

Final Provisions

1.1. In the event that a consumer dispute arises between the accommodation provider and the consumer from the purchase contract or from the contract for the provision of services, which cannot be resolved by mutual agreement, the consumer can submit a proposal for an out-of-court settlement of such dispute to the designated entity for the out-of-court resolution of consumer disputes, which is:

Czech Republic trade inspection Central inspectorate – ADR department: Štěpánská 44, 110 00 Prague 1. Email: adr@coi.cz Web: adr.coi.cz

The consumer can also use the online dispute resolution platform established by the European Commission at <http://ec.europa.eu/consumers/odr/>

1.2. The lodger is not responsible for the loss of personal belongings or money. Each resident is responsible for his personal belongings and is not entitled to compensation for loss from the accommodation provider.

1.3. These accommodation regulations are valid and effective from June 16, 2022.

ACADEMIC a.s.

Chairman of the Board of Directors

JUDr. Nataša Brožová