

ACCOMMODATION SERVICES AGREEMENT

Concluded in accordance with the Law of Obligations Act of the Republic of Estonia

This Accommodation Services Agreement is concluded on _____ in Tallinn, Estonia, between the following parties:

1. SERVICE PROVIDER

Name / Company: WOODBALT GROUP OÜ
Personal / Reg. Code: 12405268
Address: Tallinn, Nafta 6/3, 10120
E-mail: argon.ua@gmail.com
Phone: +372 5609 6842

2. GUEST (CLIENT)

Full Name: _____
ID Code / Passport: _____
Permanent Address: _____
E-mail: _____
Phone: _____

The Service Provider and the Guest are hereinafter jointly referred to as the **Parties**, and individually as a **Party**.

1. SUBJECT OF THE AGREEMENT

LEGAL NOTE: This Agreement exclusively regulates short-term temporary accommodation (provision of hotel/accommodation services – *majutusteenus*) under Estonian law and shall not be interpreted as a residential lease agreement (*eluruumi üürileping*) within the meaning of Chapter 15 of the Estonian Law of Obligations Act (*Võlaõiguseadus*). The Guest does not acquire the rights of a tenant or any permanent right to use the premises.

1. The Service Provider undertakes to provide the Guest with a temporary accommodation service, and the Guest undertakes to pay for these services in accordance with the terms and conditions established by this Agreement.
2. The object of the accommodation service is the residential premises located at: _____, Estonia.

2. ACCOMMODATION PERIOD

1. Accommodation services are provided for a fixed term, starting from _____ (Check-in time: _____) and ending on _____ (Check-out time: _____) (hereinafter: the Accommodation Period).
2. Upon expiration of the Accommodation Period, the Guest is obliged to immediately vacate the Premises without any prior notice or additional demands from the Service Provider.

3. SERVICE COST AND PAYMENT PROCEDURE

1. The total cost of services for the Accommodation Period is _____ EUR per month.
2. The service cost includes all standard utility expenses (electricity, heating, water, internet), unless otherwise expressly agreed by the Parties in writing.
3. Security Deposit: Upon signing this Agreement, the Guest shall pay a security deposit in the amount of _____ EUR to cover potential damage caused to the Premises or the property therein. The deposit shall be returned to the Guest within 1 day after check-out, provided there is no damage or violation of the terms of the Agreement.
4. A final cleaning fee of 90 EUR applies (a one-time charge after check-out).
5. Rent for the Dwelling shall be transferred to the company **WOODBALT GROUP OÜ** to the bank account **EE652200221056663759** or paid in cash.

4. RIGHTS AND OBLIGATIONS OF THE PARTIES

1. The Guest has the right to use the Premises exclusively for temporary residence/recreation purposes. Commercial activity, professional use, sublease, or provisioning of the Premises to third parties is strictly prohibited.
2. The Guest is obliged to maintain cleanliness, comply with generally accepted rules of public order or house rules, and treat the property of the Service Provider with care.
3. The Service Provider reserves the right to access the Premises at any reasonable time by agreement, and immediately in the event of an emergency.
4. The Service Provider shall provide the object of the Agreement for use by the Guest from _____.
5. The Service Provider shall maintain, at their own expense, the necessary technical and fire safety conditions of the central heating, water supply, sewerage, power supply, ventilation systems, and fire extinguishing equipment.
6. The Service Provider shall ensure the elimination of malfunctions in case of emergency situations; however, malfunctions and damages caused by the fault of the Guest shall be eliminated at the Guest's expense.
7. The Service Provider shall notify the Guest in advance of interruptions and scheduled repairs in the public services of the building.
8. In case the Service Provider needs access to the occupied Residential Premises, they shall notify the Guest in advance and enter only with their consent.

9. If the apartment becomes uninhabitable and the Guest cannot use the apartment in accordance with the terms of the Agreement, the Service Provider must return the payment to the Guest in the amount of the prepayment for the unused time.
10. The Service Provider is not responsible for the safety of the Guest's property in the Residential Premises.

5. TERMINATION OF THE AGREEMENT

1. Either Party may terminate this Agreement prematurely by giving the other Party at least 30 days' written notice.
2. The Service Provider has the right to terminate the Agreement extraordinarily and immediately, requiring the Guest to vacate the Premises within 2 days, if the Guest:
 - Fails to pay the Service Cost or the Security Deposit within the established timeframes;
 - Violates public order, house rules, or causes constant disturbance to neighbors;
 - Damages the Premises, its engineering networks, or uses it for purposes other than intended.
3. The Customer shall notify the Service Provider of the expiration of the accommodation services period and of its intention to vacate the premises or extend the term of the Agreement no later than 30 (thirty) calendar days prior to the departure date.
4. In the event of refusal to extend the Agreement, the Customer undertakes to grant the Service Provider access to the premises during the 30 (thirty) calendar days preceding the departure date, at mutually agreed hours, for the purpose of showing the premises to prospective clients.

6. FINAL PROVISIONS

1. This Agreement is governed by and construed in accordance with the laws of the Republic of Estonia.
2. All disputes arising from this Agreement shall be resolved by the Parties through negotiations. If an agreement cannot be reached, the dispute shall be resolved in the Harju County Court (*Harju Maakohus*) in Tallinn, Estonia.
3. This Agreement is signed digitally using secure electronic signature means (ID-card, Smart-ID) or in two identical paper copies - one for each Party.

For the Service Provider:

Date: _____

Signature: _____
(Signed digitally)

For the Guest:

Date: _____

Signature: _____
(Signed digitally)