



General Terms and Conditions of Casulo AG

General information

Casulo AG rents out a furnished house in Davos and offers relocation services for both private customers and employees of business customers.

The activities of Casulo AG are divided into two areas:

Casulo Relocation for Relocation Services - the terms and conditions of Casulo AG and Casulo Relocation apply.

Casulo Homes for the Rental of a Furnished house in Davos - the terms and conditions of Casulo AG and Casulo Homes apply.

Detailed service descriptions are set out in the respective contract agreements.

The following terms and conditions apply to all contractual relationships with Casulo AG from 1.9.2025. With by signing the rental contract, the general terms and conditions are considered accepted.

GTV of Casulo Homes

Art. 1 Scope of application

These contractual agreements govern the rental of the furnished house at Lareterstrasse 18 by Casulo AG to the tenant within the meaning of Art. 253 et seq. of the Swiss Code of Obligations. Deviating provisions are only valid if they have been agreed in writing.

Art. 2 Conclusion of contract

A binding rental agreement is concluded with the booking confirmation from the landlord. This applies both to online bookings and to signed rental contracts.

The rental agreement is subject to the provisions of the Swiss Code of Obligations (CO), unless otherwise stipulated in these GTC.



Art. 3 Leased property and use

The rented property is made available to the tenant exclusively for residential, or holiday and recreational purposes.

A transfer or subletting to third parties is only permitted with the express written consent of the landlord (Art. 262 CO).

The maximum occupancy is based on the booking confirmation.

Art. 4 Rental period, arrival and departure

The rental property is available to the tenant from 16:00h on the day of arrival.

On the day of departure, the rental property must be vacated by 10:00 a.m. at the latest and returned in proper condition (Art. 267 CO).

Art. 5 Rent and Terms of Payment

The agreed rent is based on the booking confirmation.

Upon conclusion of the rental agreement or in case of an online booking, a minimum deposit of 60% of the total rental price is due.

The balance must be paid at least 30 days before arrival.

If payment is not made on time, the landlord is entitled to withdraw from the contract and claim damages (Art. 107 et seq. CO).

For bookings made less than 30 days before the start of the rental period, the entire rental price is due at the time of booking.

Payments are made by bank transfer with IBAN and Swift code or by credit card. The credit card fee can be passed on to the tenant.

Art. 6 Ancillary costs

The rent includes the ancillary costs such as electricity, water, heating, internet.

External costs and services of third parties that go beyond normal use are not included in the rent and are charged separately (Art. 257a CO).

Art. 7 Deposit

The landlord may require a deposit of an appropriate amount.

The deposit serves to secure claims by the landlord for damage or omitted payments. It will be refunded after the return of the rental property and deduction of any claims.



Art. 8 Obligations of the tenant

The tenant is obliged to use the rented property carefully (Art. 257f CO).

Damage, defects or malfunctions must be reported to the landlord immediately.

Pets are allowed only with the prior written consent of the landlord. Smoking is not allowed in the house. The provision of the house rules apply; they can be accessed via the website or through a provided link.

Art. 9 Withdrawal and cancellation by the tenant

The tenant may withdraw from the contract at any time before the start of the rental period. The landlord must be notified of the withdrawal in writing.

In the event of withdrawal, the tenant owes the landlord the following portions of the rent as lump-sum damages, provided that no replacement tenants are provided (Art. 264 CO):

- up to 80 days Administration Fee of CHF 100.00
- up to 30 days before arrival: 50% (if the apartment is not rented out again)
- up to 14 days before arrival: 80% (if the apartment is not rented out again)
- from 14 days before the start of the rental period or in case of no-show: 100 %

The tenant is entitled to provide a suitable replacement tenant, if he or she is solvent and accepted by the landlord (Art. 264 CO).

For online bookings, the cancellation policies of the respective booking platform apply.

Art. 10 Withdrawal by the landlord

The landlord may withdraw from the contract for good cause (e.g. force majeure, uninhabitability of the rented property). In this case, all payments already made will be refunded immediately.

Art. 11 Liability

The landlord is only liable for damages caused by intentional or grossly negligent conduct (Art. 100 CO).

Liability for personal belongings of the tenant is excluded.

The use of the rental property, the outdoor facilities and all facilities is at your own risk.

Swiss law applies exclusively. The place of jurisdiction is the registered office of Casulo AG, unless mandatory statutory provisions to the contrary.



Casulo AG: General Liability and Data Protection

Art. 12 Liability of Casulo AG

Casulo AG is liable exclusively for damages that are attributable to intentional or grossly negligent conduct (Art. 100 para. 1 CO).

Casulo AG does not assume any liability for the accuracy and completeness of any information, documents or translations provided to the Client orally, informally or in writing

Liability for slight negligence as well as for indirect damages, in particular financial and consequential damages and loss of data, is excluded to the extent permitted by law.

Liability for services or obligations of third parties who are not representatives or auxiliary persons within the meaning of Art. 101 CO is excluded.

The maximum liability of Casulo AG is limited to the amount of the contractually agreed fee for the respective service.

Mandatory statutory provisions, in particular regarding personal injury (Art. 100 para. 2 CO), are reserved.

Art. 13 Data protection and confidentiality

Casulo Ltd treats all customer data confidentially and in accordance with the Swiss Data Protection Act. (DSG)

Disclosure to third parties will only take place if this is necessary for the performance of the contract or required by law. In addition, all confidential documents provided by the customer to Casulo AG will be used exclusively for the purpose of carrying out the necessary activities related to the execution of the order and for the performance of all contractually agreed services.

For private individuals, the following applies: By accepting the General Terms and Conditions, your personal data may be processed by Casulo AG in accordance with the data protection agreement.

For companies, the following applies: By accepting the General Terms and Conditions, it is confirmed that they have obtained the consent of employees or customers to share personal data and that Casulo AG may process this data in accordance with our data protection agreement.



Art. 14 Contract amendments

, additions or amendments to the contract must be made in writing.

Art. 15 Severability Clause

Should any provision of these GTC be invalid, the validity of the remaining provisions shall remain unaffected.

Art. 16 Applicable law and jurisdiction

Swiss law applies exclusively. The place of jurisdiction for all disputes is the registered office of Casulo AG in the canton of Graubünden.