

Terms and Conditions

Skålsjögården Timber Lodge AB

Valid version 2026 (Swedish version prevails)

1. Scope and definitions

Skålsjögården Timber Lodge AB (“the Host”) provides accommodation, hospitality, rental and leisure services including activities and add-on services (e.g. sauna, hot tub, EV charging, equipment). These terms apply to all agreements between the Host and guests.

2. Formation of contract

A booking may be made via website, email, phone or booking platform. A contract is formed when the Host or platform sends a booking confirmation. The booking guest is the contractual party; third-party bookers are jointly liable. Only adults may book.

3. Services

The Host shall provide the agreed services. A specific unit is guaranteed only if expressly confirmed in writing. Activities provided by third parties are the responsibility of the respective supplier. Add-on services may be subject to specific safety or usage rules.

4. Prices

Prices are according to the price list or agreement at booking and include VAT. The Host may adjust prices if the booking scope changes. A final cleaning fee may apply for certain accommodations/bookings if stated in the confirmation.

5. Payment

Full payment is normally due at booking or within 5 days of confirmation unless agreed otherwise. By booking, the guest authorizes the Host to pre-authorize and charge the provided credit card up to 14 days before arrival. If payment fails, the Host may cancel the contract or request alternative payment. Invoices are due within 14 days. Late payment

fees and statutory interest may apply. Accepted methods: card, Swish, cash or platform payment.

6. Cancellation by guest

Standard bookings: free ≥ 30 days before arrival; 30–14 days: 20%; < 14 days or no-show: 100%. The Host may offset re-letting income. No statutory withdrawal right applies to accommodation booked for a specific date.

Group/event bookings (≥ 4 units, ≥ 10 guests or exclusive capacity): ≥ 60 days free; 60–30 days: 30%; 30–14 days: 60%; < 14 days: 100%.

7. Cancellation by Host

The Host may cancel in case of non-payment or invalid card. No damages are due if cancellation is justified.

8. Check-in/out

Check-in from 15:00. Late arrival after 20:00 by agreement. Check-out by 10:00. Late departure may be charged up to 100% of the daily rate.

9. Use of accommodation

Guests must treat the property with care. Abnormal cleaning or damage will be charged (350 SEK/hour plus external costs).

10. Pets

Pets only with prior approval and only in designated units. Guests are liable for pet-related damage.

11. Activities

External providers are responsible for their activities. The Host acts as intermediary. Same cancellation terms apply unless otherwise agreed.

12. Liability

The Host is liable only for intent or gross negligence and for personal injury. Statutory limits apply to guest property (approx. 35,000 SEK; valuables 8,000 SEK). No liability for vehicles without gross negligence. Guests must report defects promptly.

13. Force majeure

The Host is not liable for events beyond control (weather, power, authorities, etc.). Services may be changed, postponed or cancelled. Payments are refunded if performance is impossible; further claims only as required by mandatory law.

14. Limitation period

Claims lapse after 1 year (damages 5 years) except in cases of gross negligence.

15. Law and jurisdiction

Swedish law applies. Consumer jurisdiction rights remain unaffected. Otherwise, Ovanåker District Court, Sweden.

16. Miscellaneous

Amendments must be in writing. Invalid clauses do not affect the remainder. The Swedish version is legally binding.

Skålsjögården Timber Lodge AB
Skålsjön 302, 828 95 Viksjöfors, Sweden
www.timber-lodge.se