House Rules

of the

OBSIDIAN SUITE

The suite is always handed over freshly cleaned and with all inventory in full working order. Any damage or defects discovered must be reported immediately. Guests undertake to treat all inventory with care. Our General Terms and Conditions and the following House Rules apply:

- **1. General Rules & Access Restrictions**

Persons under the age of 18 are strictly and unconditionally prohibited from staying in our holiday apartment.

Bringing animals into or allowing animals to stay in the holiday apartment or anywhere on our entire property is not permitted.

The use of drugs and/or other illegal substances is prohibited. Persons who are heavily intoxicated or under the influence of drugs may be removed from the holiday apartment and the property without reimbursement.

Our guests undertake to treat all rooms and inventory with care.

- **2. Discretion & Conduct in Outdoor Areas**

The Obsidian Suite is located in a residential area within a small village community. In order to maintain a harmonious relationship with our neighbours, we expect our guests to exercise absolute discretion when arriving, throughout their stay and when departing, particularly in areas visible to the public.

Guests may use the outdoor area beneath the carport; however, it is visible from outside. Sexual or fetish-related activities and conversations, as well as visibly wearing corresponding clothing, must be avoided outside the apartment.

Under no circumstances may the exact address of the Obsidian Suite be made publicly accessible or passed on to unrelated third parties. This expressly also applies to social media, internet platforms, public posts, and reviews or ratings on booking or review portals. We reserve the right to take legal action in the event of such violations. Please help us maintain discretion and preserve the peace with our neighbours. Thank you!

- **3. Smoking & Fire Safety**

Smoking is strictly prohibited throughout the entire holiday apartment. This also applies to e-cigarettes, vapes, shishas and all comparable products.

A wall-mounted ashtray is provided for smokers in the outdoor area beneath the carport. Please make sure to keep the door to the holiday apartment closed while smoking.

If the smoking ban is violated, we reserve the right to charge any additional cleaning and odour-removal costs incurred as a result.

Candles, open flames and all other sources of open fire are strictly prohibited throughout the entire holiday apartment, without exception and regardless of their intended use. This expressly also applies to erotic games and other activities.

A fire extinguisher is located under the kitchen sink for emergencies. Smoke detectors are also installed in the apartment.

- **4. Use of Furniture, Facilities & Play Equipment**

Our holiday apartment contains very expensive equipment and high-quality furniture, which must be treated with appropriate care.

Shoes are prohibited on all play surfaces, particularly the bed, the cage and the bondage table. This is to

protect our leather, upholstered and other covered surfaces from damage.

Under no circumstances may our leather-covered furniture be stepped on or used while wearing clothing with pointed or sharp-edged components (e.g. studs).

When wearing latex or lacquer clothing that may transfer colour, a towel or other suitable protective covering must always be used on furniture with white or silver upholstery. Otherwise, permanent discolouration may occur.

Wax play and applications involving oils are generally not permitted! If you would like to give each other a massage, please place a towel you have brought yourself underneath and shower afterwards before sitting or lying on our furniture.

Urine play (NS) is permitted exclusively in the bathroom shower. Urine must not be wiped up or cleaned away using our towels!

Scat play (KV) is strictly prohibited throughout the entire holiday apartment, without exception.

- **5. Hygiene & Use of Consumables**

We provide our guests with various hygiene and care products to make your stay as pleasant as possible.

Surface and hand disinfectant, lubricant, condoms, disposable gloves, hand cream, hand soap and hygiene paper products (e.g. cosmetic tissues) are provided for complimentary use. These may be used during your stay but must not be taken away. The individually packaged organic hand soap and the small Body & Hair shampoos provided by us are for you to keep and may be taken with you.

Each guest receives one set of towels and one set of bed linen (the latter only for overnight stays).

Insertable toys and objects may only be used with a condom (provided in the apartment for this purpose). This is particularly intended to prevent odours from becoming embedded in the materials, as these may not be removable without damaging the material.

- **6. Cleaning & Check-Out Instructions**

We kindly ask that you leave the holiday apartment tidy and swept clean. Any significant messes or heavy soiling must be cleaned up by the guests themselves.

Please wash any used dishes; you may leave them to dry on a dish towel on the kitchen counter. A spare dish towel can be found under the sink.

All windows must be completely closed upon departure. The underfloor heating must not be set below 20°C; otherwise, the floor will cool down too much, requiring the use of portable heaters for the next guests. Failure to comply will result in an energy surcharge of €30!

Please ensure all lights and candles are turned off or extinguished upon departure.

- **7. Noise Levels, Quiet Hours & Privacy**

Guests are required to keep noise to an appropriate level, as despite good wall insulation, no building is 100% soundproof. Please be considerate of our neighbours!

In particular, between 6 a.m. and 10 p.m., we ask you to avoid clearly sexual noises at an elevated volume (screaming, etc.) or to use the gags we provide.

Windows may only be opened when you are not actively playing. For reasons of discretion, the curtains must remain closed at all times!

Guests are also required to have background music playing during active play sessions. We provide a speaker with variable lighting effects and music on a USB stick for this purpose. Guests can also connect the speaker to their mobile phone via Bluetooth to play their own music (e.g. via Spotify).

- **8. Photography & Video Recordings**

Photographs and video recordings taken directly outside and inside the holiday apartment are permitted for private use only. Publication, sharing or any other use for commercial or public purposes is not permitted.

- **9. Damage, Liability & Special Incidents**

If any damage or defects occur during your stay, we ask you to inform us promptly and honestly. We are sure we can find a solution! Please bear in mind that subsequent guests also look forward to equipment that is in working order and well maintained. If damage is not reported to us in good time, we may overlook it and be unable to repair it promptly or inform the subsequent guests. Please be fair and give us the opportunity to respond accordingly.

The tenant is liable, within the scope of the applicable statutory provisions, for any damage caused by them to the holiday apartment, its inventory, all furnishings, appliances, equipment and toys, as well as for their loss or theft.

Any damage, malfunctions or missing items must be reported immediately.

We reserve the right to assert corresponding claims for damages in the event of damage caused intentionally or negligently.

- **10. Violations of the House Rules**

Compliance with these House Rules is a prerequisite for an enjoyable and trouble-free stay at the Obsidian Suite. In the event of violations, we reserve the right to exercise our rights as the property owner and, where applicable, to assert claims for damages.

Guest Registration & Acknowledgement of the House Rules

1. Stay Details

Arrival date and time: _____ Departure date and time: _____

2. Details of All Arriving Guests

Please enter here the details of all persons who will have access to the suite during the stay. We will, of course, treat the names with 100% confidentiality and process them exclusively for booking administration and to fulfil legal obligations!

	Name	**Of legal age (18+)**
1. Main tenant	_____	Yes
2. Additional guest	_____	Yes
3. Additional guest	_____	Yes
4. Additional guest	_____	Yes

- **3. Binding Declaration**

As the main tenant, I confirm that all persons listed above are of legal age and that the Obsidian Suite will be used exclusively by these registered persons. I also confirm that I have received, read and understood the complete House Rules. I accept these rules as binding for myself and my stay, and undertake to inform my fellow guests of all requirements and ensure that they comply with them.

Place, date & signature of main tenant: _____