



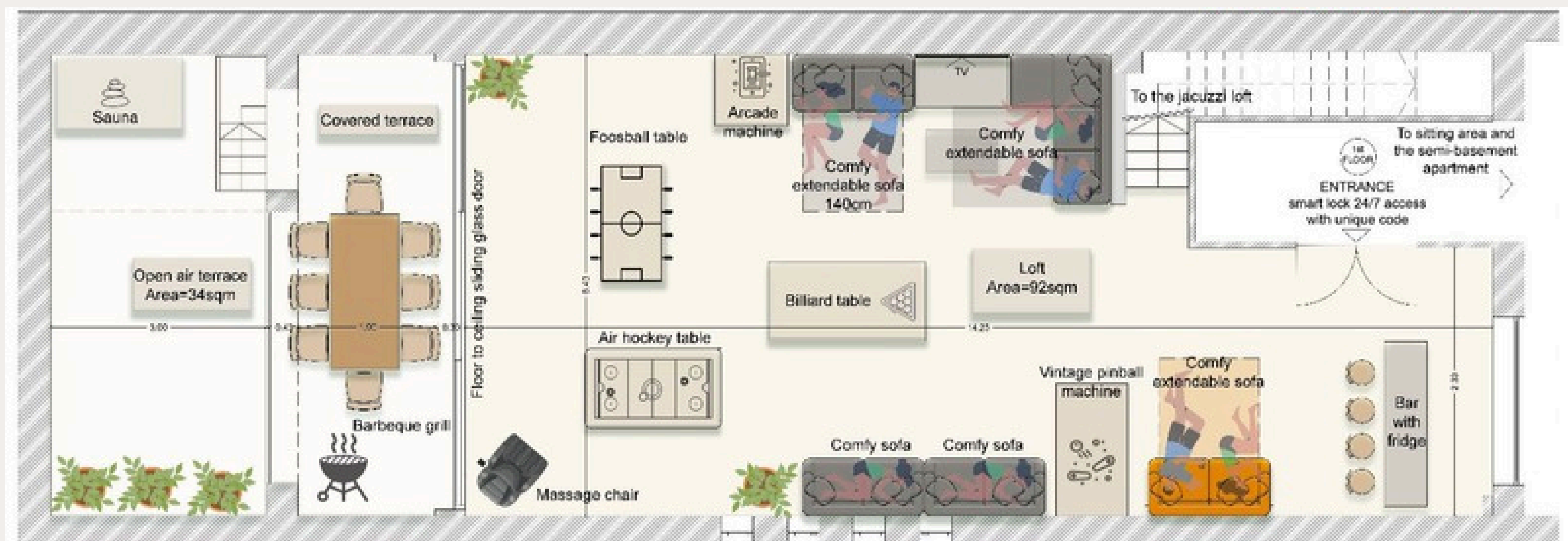
COMENSTAY
BRUSSELS

BEFORE YOU COMENSTAY INFOPACK

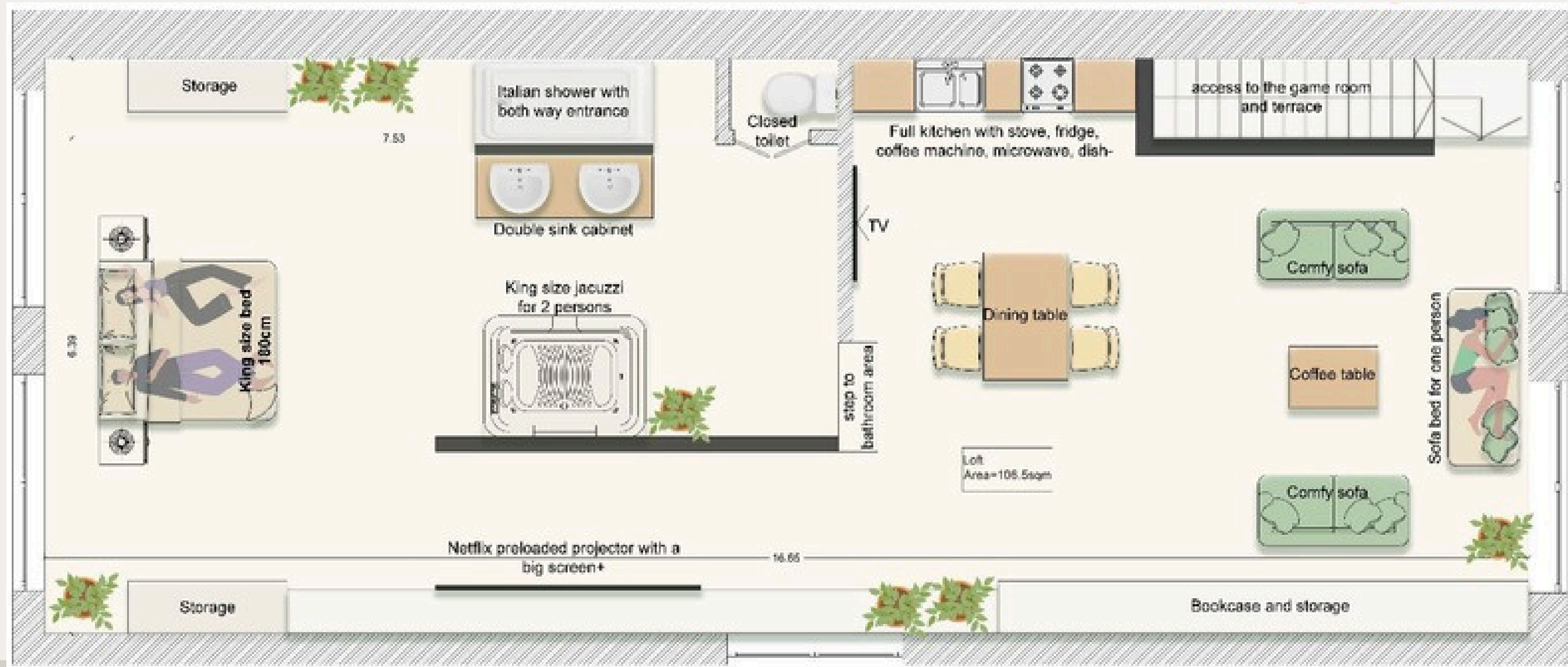


The House

The Game Room



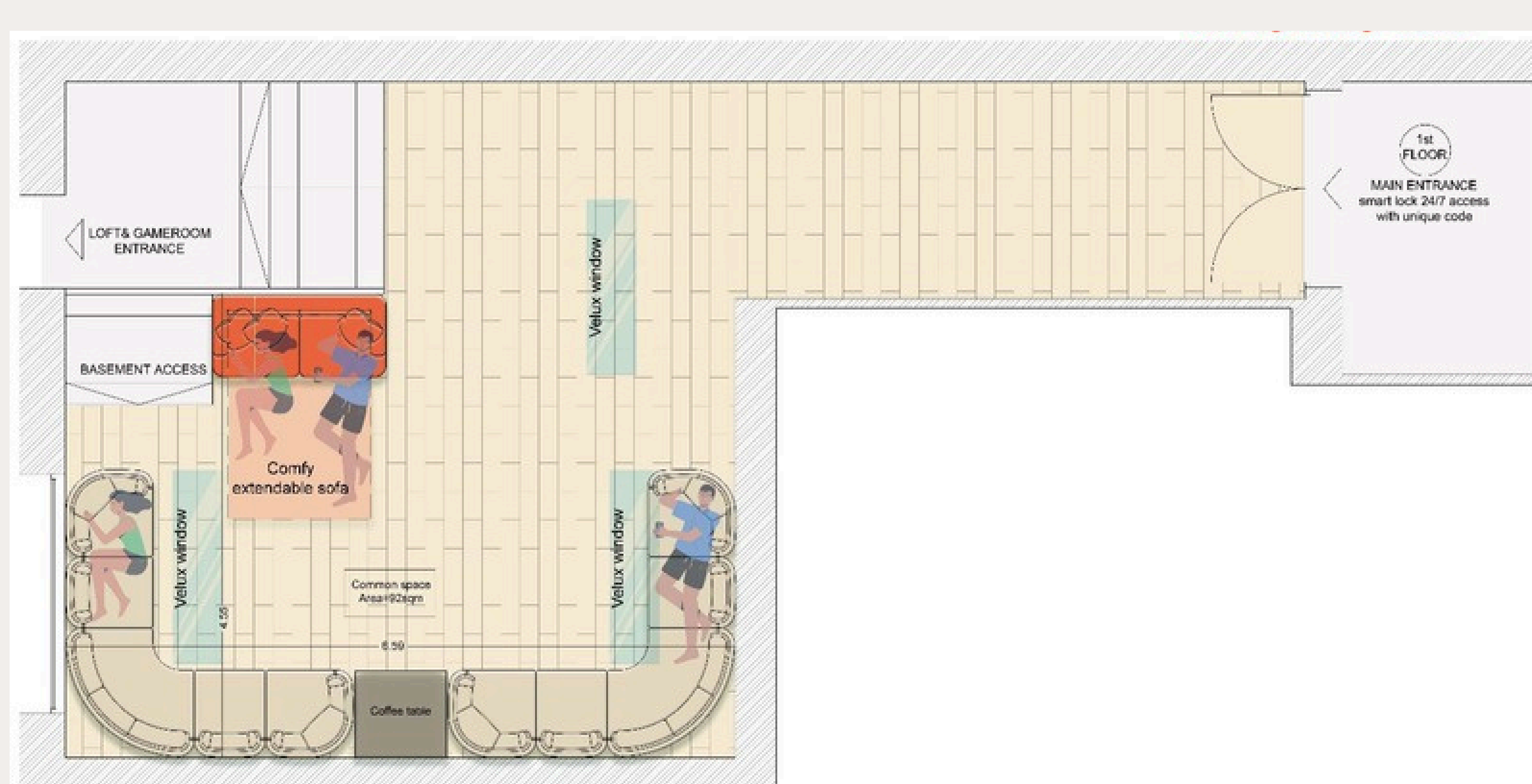
The Loft



3-bedroom, 2-bathroom apartment for 12+ people



Entrance / sitting area





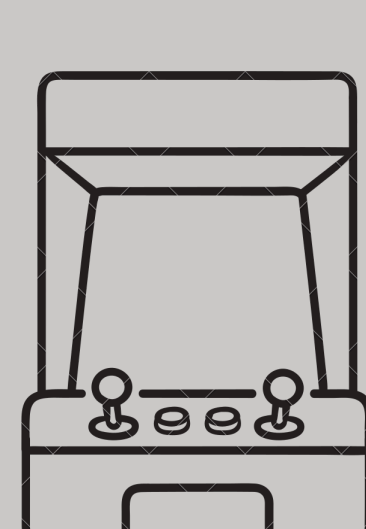
Spacious 330 sq.m.
industrial style house



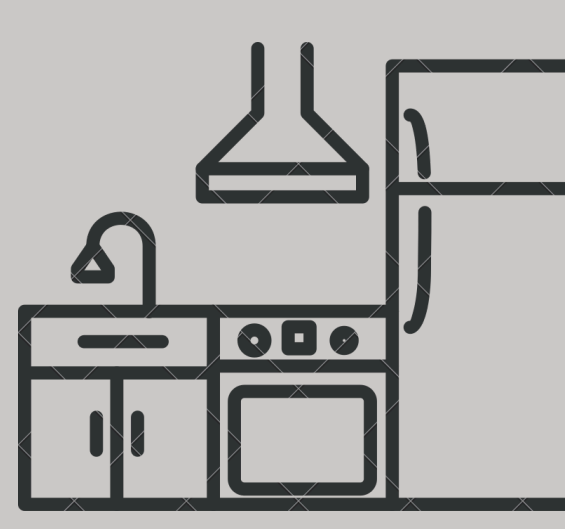
4 large beds, 6 sofa
beds and bunk beds



Suitable for up to 18
people



Unique social space with
a terrace and game room



Fully-equipped kitchen
and dining space



Free parking spot at
the premises



Great location right next
to the train station



King-size jacuzzi and
Sauna



Everything you need is here

These are the things we provide. If you don't see what you're looking for, please don't hesitate to get in touch!

- Kitchen
- Hair dryer
- Board games
- Coffee Maker
- Washer
- Iron
- Wi-Fi
- HD TV, Netflix
- Workspace

HOW TO BOOK?

To get started on your exciting journey, please leave us **your contact information** by clicking **“Send an inquiry”** on our website

We'll reach out to you in 24h to give you the price and our availabilities, as well as to answer any questions you may have.

Seeing is believing! Let us give you a tour of the place with **a video call** :)

Once you are ready to book, please send us a copy of your ID (the main guest's only) and we will draft the rental agreement for you to review.

We will get back in touch 2-3 days before your arrival - other than that, just **focus on getting excited!**

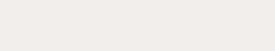
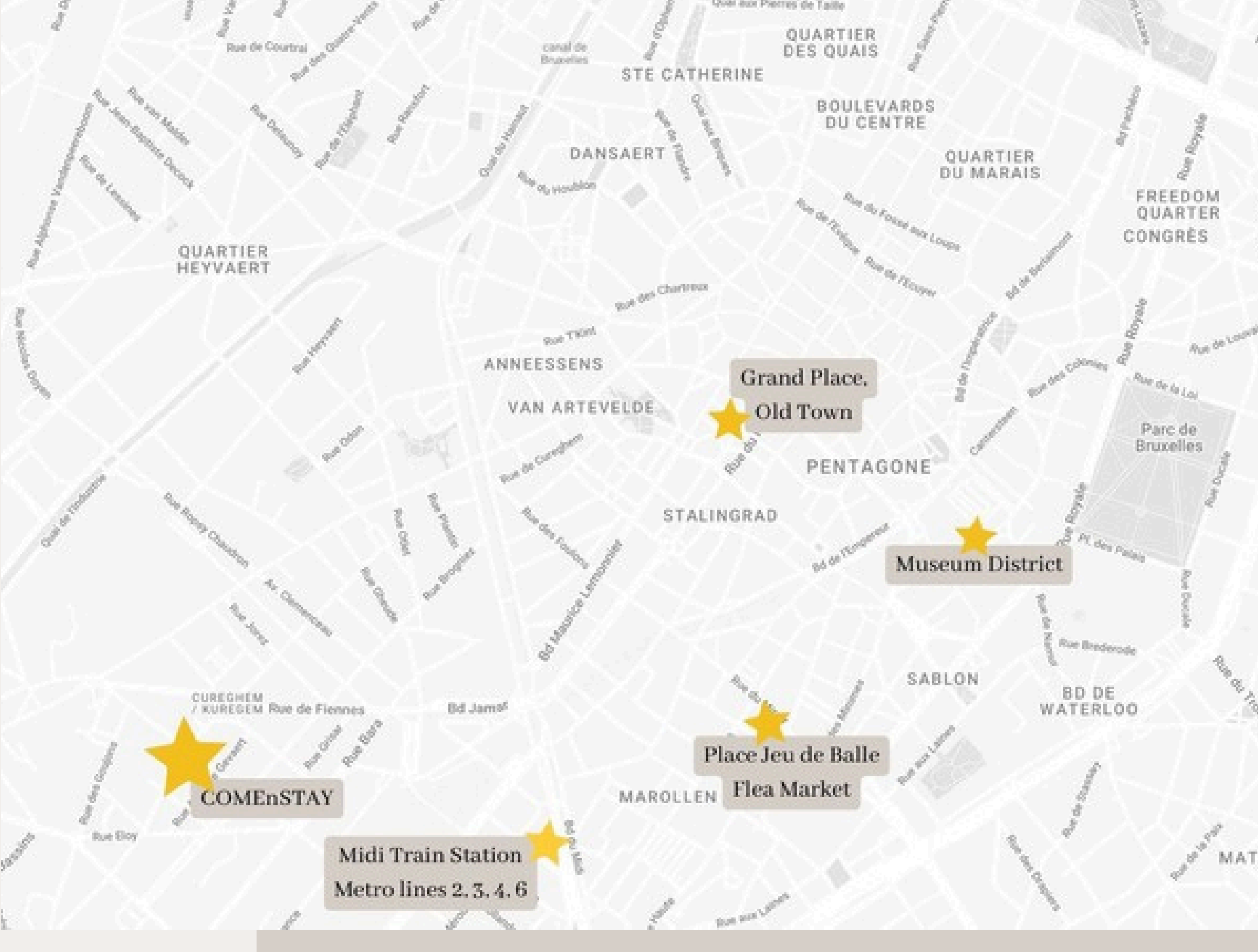
WHERE TO FIND US

COMEnSTAY

108 Rue de l'Instructions
Brussels

Getting Here

- 5 minutes to Gare du Midi, and a metro station
- Direct Flibco bus from Charleroi Airport
- 5 minutes to LIDL Convenience store next door
- 15 minutes of walk to the historical city centre



Once you have paid the non-refundable deposit, your reservation is confirmed! All you need to do is to get excited for Brussels. We will reach out shortly before your trip to organize your arrival and send you the instructions and directions.

If you had already found or booked us through Airbnb, and wish to proceed to a direct booking, please discuss with us directly and we will gladly assist you.

www.comenstay.be

WHY BOOK WITH US?

I am interested. What is the typical price per night?

The actual price depends on the dates, the number of guests, and the property you want. This is why it is a good idea to send us a zero-commitment inquiry here so we can contact you directly (no commitment or payment information needed!). For a typical weekend, you can expect the price to be around 80 euros per person per night for a group of 12-15 guests. With our competitive prices, you will pay less than staying in 5-6 hotel rooms (without all the exclusive amenities for your group!).

Why Comenstay and not the standard hotel rooms?

Simple. Comenstay is designed for those who wish to escape the routine and travel together while regular hotel rooms are primarily for solo travelers or couples. Yes, they might have a game room or spa facilities but at Comenstay, you could have all these social spaces and special amenities all to yourselves. For families and large groups, the regular hotel rooms are often too small, and usually lack a complete kitchen that would be ideal for an intimate brunch or a separate living space where an extra comfy sofa bed would come in handy for the young kids. At Comenstay, you could have all of the above, for the same price. More space, more amenities, same price as staying in regular hotel rooms.

Booking directly seems risky. Why shouldn't I book on the major platforms?

Independent reviews are important to build trust so that our guests can book with confidence - and that is why Comenstay has been listed on major booking platforms such as AIRBNB since the beginning. Over the years, we have accumulated excellent reviews from many large groups just like yours on various online platforms such as Google and AIRBNB. You can check our reviews [here](#) and [here](#). Still have doubts? We would be happy to show you the house on a video call! This way, you can book directly with confidence and pay 15% less!

I am sold. How can I book directly?

Personalized service is extremely important for us. This is why, here at Comenstay, every reservation starts with a personalized call, so that we can understand your needs better. We understand that planning a group trip is never easy, this is why we always try to answer all your questions. We can even make a video call to show you how great the place looks like in real life! So leave us your contact [here](#) :)! After the phone call, and once you are comfortable to make the reservation, we can proceed to signing the contract to confirm your trip to Brussels!

A contract? That sounds complicated. Will there be a deposit?

It's not complicated at all! All we need is a copy of your ID, and we will send you the contract in 24 hours. Everything will be explained and documented in the contract. This way, you and your group can relax and be confident that your trip will turn out as memorable as you would imagine.

After that, all you need to do is to pay the 50% deposit to block the dates. If your reservation is more than 4 months in advance, we will only ask for an initial deposit of 25%, with the remaining 25% due 3 months before check in. Normally there is also a 50% refundable deposit due at arrival against damages. However, this could be waived in certain circumstances. Send us an inquiry [here](#) to find out more!

What types of payment do you accept?

We accept SEPA bank transfers and Paypal. For on-site payment and small fees, we also accept cash. Unfortunately, due to high processing fees, we do not accept credit card payments.

CONTRACT SAMPLE

1

Vacation Rental Agreement

The HOMEOWNER: Yuh Hui (Albert) LEUNG (ID: 89.09.20-609.58), and
The MAIN GUEST: **John DOE (ID: XXXXXXXXXX)**

The two parties hereby agree:

1. The Vacation Property: The property is located in the "MidiSquare" of 100 rue de l'Instructions 108 Brussels Belgium. It includes the FRONT LOFT with access, the first entrance, 3 bedrooms, a game room of about 100m², a kitchen, a living room, a bathroom, a terrace, a parking space and a football machine in living space of about 100m², and a terrace of about 100m². The approximate total area is 350m².

2. Rental Group: The rental group shall consist of the Main Guest above PLUS the following **15** persons (for the 11th guest and beyond, please add in addendum)

Name, Last Name	

3. Maximum Occupancy: The maximum number of guests, including the Main Guest, is limited to **15** persons. Additional charge of €100 per person per night will be applied to the security deposit if the actual number of guests exceeds the stated amount. The homeowner is entitled to refuse entry to the property if the maximum number of people is exceeded. The Main Guest will be responsible for the damages and behavior of any other authorized and unauthorized guests in their group.

4. Duration: The rental period is **14** nights and begins at **15h on 2024-01-01** ("Check-In Date") and ends at **11h on 2024-01-15** ("Check-Out Date").

5. Rental Rules: The Main Guest and his/her group declare to have read and agree to abide by the Rental Rules attached in the Agreement at all times while at the property, and shall ensure all other members of the rental party and anyone else the Main Guest permits on the property to abide by the following rules at all times.

6. Access: The agreement grants the Main Guest and his/her group the right of access during the specified time, NOT right of residence or occupation. The Main Guest must allow the homeowner access to the property for the purposes of repair, inspection, or maintenance or if the homeowner has legitimate reasons to inspect visitors of those Rules (21.15), (21.16) or (21.17) by the Main Guest and his/her group at any point of the house during the stay. Any unauthorized access to the property is prohibited and is considered a breach of the agreement.

2

7. Rental Fees and Deposits

a. Rental Fees: The rental fee is **€1000**, 50% of the total, which equals to **€500** for this reservation, shall be paid upfront as non-refundable deposit. The reservation is not confirmed and the rental price is subject to changes until the non-refundable deposit has been paid.

b. Security Deposit: A refundable security deposit, which also equals to 50% of the rental fee and **€500** for this reservation, is due upon check-in and shall be deducted in case of violation of House Rules and damages to the Property and its contents. The Main Guest is encouraged to document the state and cleanliness of the property by making a video upon entry.

c. Final Payment: Combined with the remaining 50% booking fee, the total of **€1000** will be due in cash at bank transfer or Paypal at arrival, not back to the Main Guest. If there are no deductions for damages, the security deposit will be returned in cash or the payment method used for the initial non-refundable deposit.

8. Insurance: The Main Guest should purchase traveler insurance against unforeseen circumstances, which may include natural disasters and border closures due to pandemics. **The non-refundable deposit is not refundable under any circumstances.**

9. Payment: The non-refundable deposit shall be paid by Bank Transfer to the account Name: YH LEUNG / IBAN: GB89HBUK60119990719379 / BIC: HBKGB333. **WITHOUT ANY MESSAGE OR 72 HOURS BEFORE THE CHECK-IN DATE, THE MAIN GUEST MUST COMPLETE THE "RENTAL GROUP MEMBERS" FORM IN ITEM 2 OF THE RENTAL AGREEMENT. THE MAIN GUEST AND MEMBERS IN HIS/HER GROUP MUST PROVIDE THEIR FULL NAME AS IT APPEARS ON HIS/HER ID CARD NUMBER FOR VERIFICATION AND SECURITY PURPOSES.**

10. Cancellation by the Homeowner: The Homeowner reserves the right to return the deposit, plus 10% of the deposit as penalty, and cancel the reservation for any reason, which may include but not limited to repairs, government sanctions or incapacity.

By my signature below, **2024-01-01**, I agree that all rental monies are non-refundable per cancellation policy above. The parties agree to the terms of this Vacation Rental Agreement, as evidenced by the signatures set forth below:

The Homeowner, Yuh Hui LEUNG

The Main Guest, **John DOE**

3

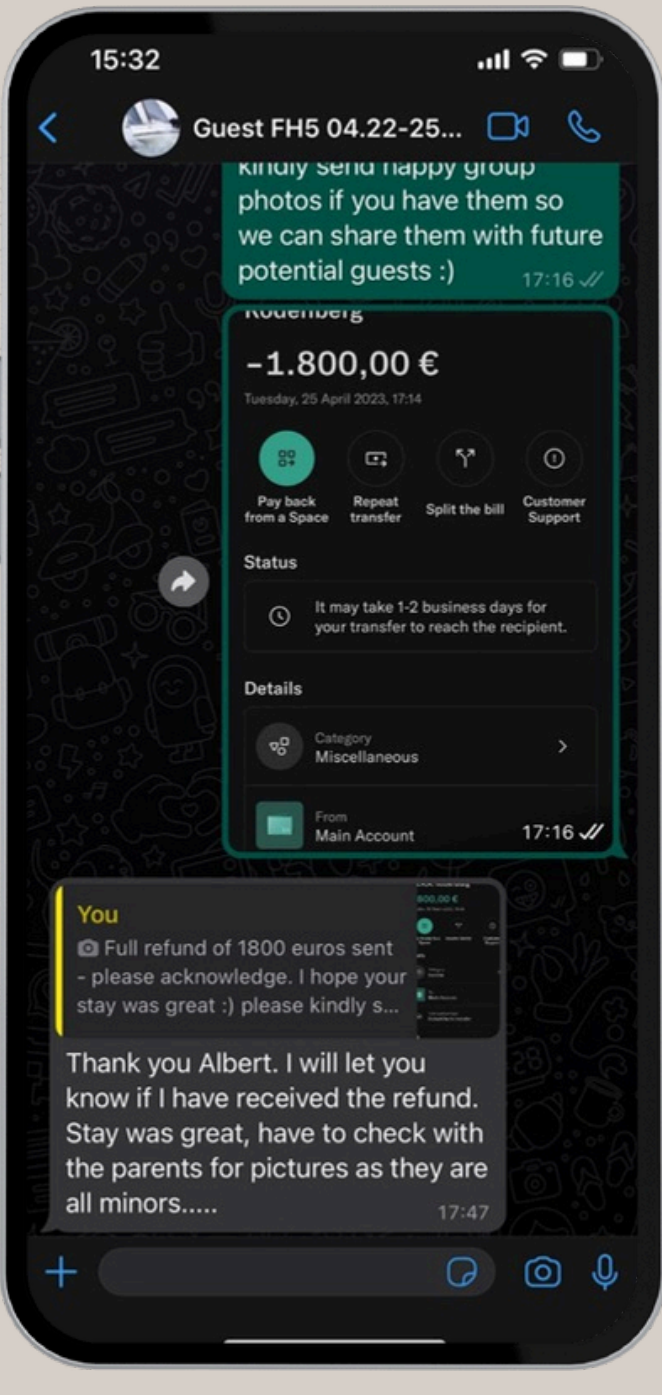
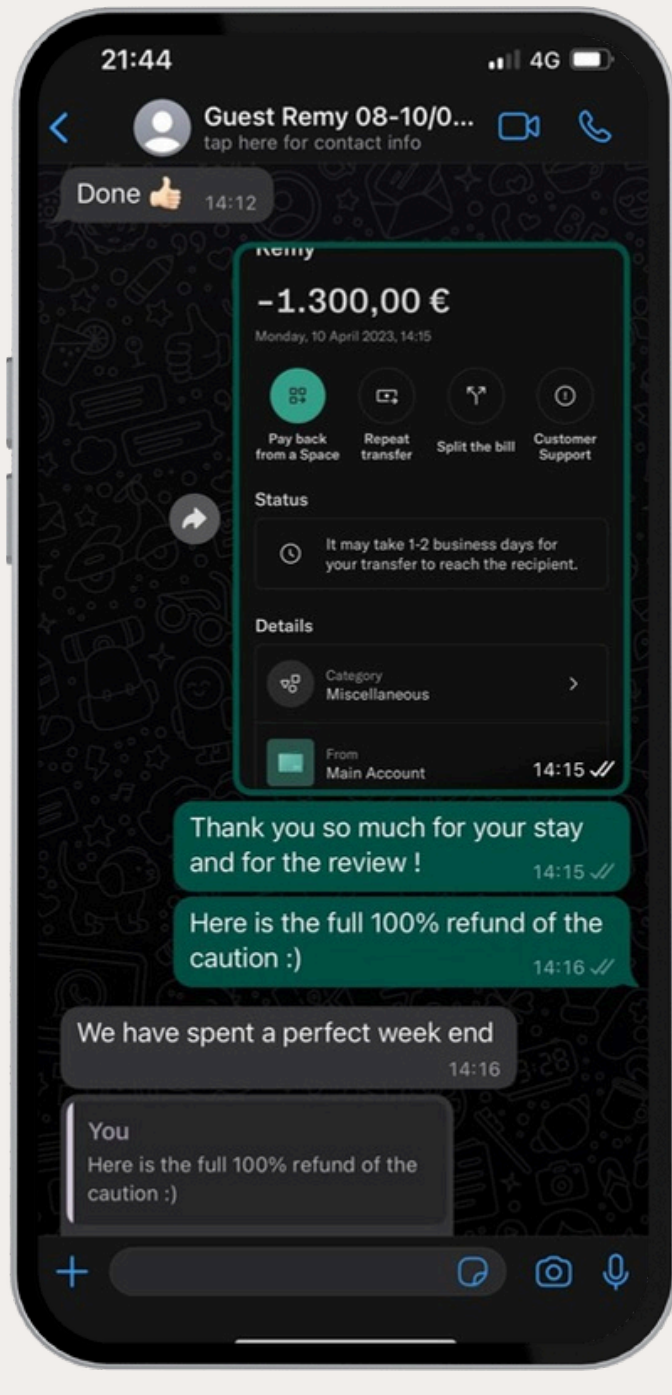
Rental Rules

- One spot of parking is provided for free during the duration of the vacation. The parking spot is located in an external location 2 minutes away. Additional spots are 20 euros per spot per night.
- Commercial filming, for example as the location for shooting a movie, monetized photos/videos on social media, or photo shoots for models, is prohibited unless expressly permitted by us. This Agreement is for the purpose of private vacation stay ONLY.
- 24/7 active security cameras are present in the common parts of the building, where the vacation property is located (such as the main entrance, the hallway or inside the common spaces). It is not present inside the vacation property itself.
- The Main Guest and his/her group agree to be responsible for their own safety when using the Jacuzzi in the property. The Main Guest and his/her group acknowledge that the Jacuzzi presents potential electrocution and drowning risks. Additionally, the Main Guest and his/her group must read the instruction manual before using it. Notably, in order to avoid potential dangers and damages to the property, the water level must entirely cover all water jets because the Jacuzzi is activated.
- In order to avoid unnecessary disturbance to the neighbors, the Main Guest and his/her group agree to not linger in the common spaces and on the street directly outside the building. They are kindly asked to stay inside their private area before going out.
- While cleaning is included in the rental fees, the Main Guest and his/her group are asked to return the property in the same state as they originally found it. No Smoking inside the property except on the terrace/balcony. Violation is €200 penalty.
- The Main Guest must complete the "rental group members" form in item 2 of the Rental Agreement. The Main Guest and members in his/her group must provide their full name as it appears on his/her ID card number for verification and security purposes.
- While our neighbors are conscious and supportive of Comenstay's activities, our business cannot continue without the consent and support of our neighbors. Furthermore, even though the house is equipped with noise-absorbing walls and triple-glazed windows, no amount of installations will be effective if our guests are not careful and mindful of their behavior. As such, by signing this agreement, the Main Guest agrees to abide to the following rules regarding noises and unauthorized parties:
 - No loudspeaker can be brought into the vacation property or used by the Main Guest and his/her group at any time. Instead, the smart TV should be used.
 - No unauthorized parties can be held throughout the duration of the vacation stay.

THINGS TO KEEP IN MIND

- 1. On the day of your arrival, we kindly ask you to pay the remaining 50% of the rental fee plus another 50% as the refundable security deposits in case of damages and serious violation of our House/Noise Rules
- 2. On the day of your checkout, we will promptly issue the refund of the security deposit. 99% of the time guests get 100% of their money back!
- 3. If your reservation is for a business / school trip, we may waive the need for a security deposit. We may also accept your passport / ID card as a form of physical guarantee.

As you can see from the print screens on the right, 99% of the case we return 100% of the security deposit :)



TESTIMONIALS

Shona
February 2022

★★★★★

Our group of 14 had a great stay in 4 of Albert's beautiful apartments. We enjoyed the jacuzzi, watched movies on the big TVs and went sight seeing.

Salim
May 2023

★★★★★

An amazing stay in this apartment. The description and photos matched up perfectly and the host was responsive answering questions. A lot of services were offered for free. Would definitely recommend

Alexandra
April 2023

★★★★★

An amazing stay in this apartment. The description and photos matched up perfectly and the host was responsive answering questions. A lot of services were offered for free. Would definitely recommend

Bryan
January 2023

★★★★★

An amazing stay in this apartment. The description and photos matched up perfectly and the host was responsive answering questions. A lot of services were offered for free. Would definitely recommend

Nicolas
April 2023

★★★★★

The accommodation is exceptional in its configuration and in the amenities offered. A few small things to improve but we had a good group stay that met our expectations: accommodation for many guests, accessibility...

Lisa
June 2022

★★★★★

There was some confusion on my part about these being apartments and not just rooms, but it was a lovely stay. Being 8 total, 6 adults and 2 children...we fought over who got which apartment! The location was great and we were.

TO FIND OUT MORE

Please, go to our Airbnb account by following the link below:

<https://airbnb.com/h/108rdli8>



OUR HAPPY CLIENTS



QUESTIONS & ANSWERS

Do you offer parking?

Absolutely! Brussels is well-known for its challenging parking situation, but rest assured, we have you covered. For any group reservation of 6 or more individuals, we provide a complimentary parking spot in a secure garage just 2 minutes away! In the event that your group is traveling with multiple vehicles, you can easily secure additional parking spots for just €20 per spot, per night.

What are the check-in and check-out times?

The standard check-in time is 3 pm local time, but we may have the option of providing early check-in from 12 pm for a nominal fee (€50 for groups). As for check-out, it is typically scheduled for 11 am local time. However, we may be able to accommodate late check-out for an additional fee (€50/hour for groups). We strive to be as accommodating as possible for our guests. If you require an early check-in or late check-out, please inform us at the time of booking, if possible. Furthermore, we offer complimentary limited storage facilities to facilitate a seamless check-in and check-out experience for you!

We would like to enjoy our time together. What is your policy on noise and parties?

We want our guests to have a great time. A fun night together is not only allowed but encouraged! However, we love and respect our neighbors. As such, after midnight, we ask our guests to turn off any loud music and respect a limit of internal noise of no more than 80 dB (the equivalent of a road with heavy traffic, so not quiet at all!). In most cases, our guests naturally want to move their evening to a bar or a club after midnight. We encourage you to go out and truly experience everything Brussels has to offer!

How much does a typical weekend at COMEnSTAY cost?

We offer a few different booking options. For example, in most cases, booking The Backhouse implies exclusive access to the game room, terrace, sauna, and jacuzzi. For this option, a typical weekend starts from €80/person/night for a group of 10 people.

Other options and combinations are available and we would be glad to discuss a special offer for you upon request!

What is the cancellation policy?

To confirm your reservation, we require a 50% non-refundable deposit. This deposit is not refundable under any circumstances, therefore we strongly advise our guests to purchase traveler's insurance. Please see our rental agreement for more details!

Can I host a wedding / event / party at your property?

One of the core values of Comenstay is to bring people together and create memories. That is why we offer more than just accommodation but social spaces and awesome amenities that will bring your group closer together! Events, weddings, and parties are therefore possible, provided that our neighbors are respected! We have different packages available that will surely fit your needs. Contact us for more information!

Are pets allowed?

Absolutely! Our vacation rentals gladly welcome your furry companions. We happily accommodate a maximum of two pets per property, at a fee of €50 per pet to cover incidentals and ensure thorough cleaning.

Is the place suitable for children and infants?

With a reasonable amount of supervision, our properties should be suitable for children and infants. We offer amenities such as high chairs, baby beds, and toys for children. However, the properties are not completely "child-proof" and therefore guests should pay attention to potential hazards such as stairs, electricity outlets, the jacuzzi, or windows. If you have any specific concerns or questions prior to booking, please don't hesitate to reach out to us. We are here to assist you and ensure a pleasant experience for your family.

Can we receive a receipt or an invoice?

A receipt can be provided at the end of your stay. Please contact us for more information!

How many people are allowed at the property?

In order to comply with regulations and insurance policies, the maximum number of people allowed is the number of people agreed upon in your reservation contract. Unauthorized guests and unauthorized parties are strictly prohibited for all our guests and all our reservations!

You may, however, have a maximum of 4 visitors at one time between 8 am and 11 pm. Otherwise, they may be considered unauthorized guests and your security deposit might be negatively affected.