

RENTAL AGREEMENT AND GENERAL TERMS AND CONDITIONS (GTC)

Magic Fotostudio– Dortmund

Lessor:

Magic Fotostudio
Owner: Olga Karpunina
Provinzialstraße 371
44388 Dortmund
Germany



Phone: +49 163 1685776
E-mail: magicfotostudio@web.de

Lessee:

Name: _____

Address: _____

Phone: _____

E-mail: _____

ID number: _____

A valid ID must be carried and presented upon request.

Rental date: _____

Rental time: from _____ to _____

Booked duration: _____ hours

Total price: _____ €

§1 Rental Premises

The Lessor rents out the entire Magic Fotostudio in Dortmund, covering approximately 130 m², including all existing furniture, decorations, sets, props and studio facilities. The studio is rented exclusively as a whole. Individual areas or sets are not rented separately. Use is permitted solely for photography, video and content production. Subletting or transfer to third parties is prohibited.

§2 Contract Formation and Payment

The booking becomes binding only upon receipt of full payment. Without full payment, there is no entitlement to use the studio. No refunds are issued for cancellations, no-shows or late cancellations. The Lessor is entitled to cancel unpaid bookings.

§3 Prices and Use

The published prices of Magic Fotostudio apply (see price table). The Lessee must correctly declare whether the use is private or commercial. If the declaration is incorrect, the Lessor is entitled to charge the difference retrospectively.

PRIVATE USE	COMMERCIAL USE
Mon–Fri: 3 hours – 170 €	Mon–Fri: 3 hours – 200 €
Mon–Fri: 5 hours – 270 €	Mon–Fri: 5 hours – 320 €
Mon–Fri: 8 hours – 370 €	Mon–Fri: 8 hours – 435 €
Weekends/public holidays: 2 hours – 170 €	Weekends/public holidays: 2 hours – 200 €
5 hours – 300 €	5 hours – 350 €
Each additional hour – 90 €	Each additional hour – 90 €
incl. VAT, exclusive use of the entire studio	incl. VAT, exclusive use of the entire studio

§4 Number of Persons

The rental price includes up to 5 persons at a time. A maximum of **10 persons** is permitted. **Additional fees: each extra person - 20 €, each additional photographer or videographer - 40 €. For 10 persons: an additional flat fee of 50 €.** The Lessor may check the number of persons at any time.

ADDITIONAL CHRISTMAS RULES

Magic Fotostudio - Dortmund

For rental dates from 01.11.2026 to 08.01.2027

These additional rules form part of the rental agreement and apply to everyone entering the studio. The Lessee must inform all accompanying persons of these rules before the appointment.

1. Change of Shoes and Identification

The studio may only be entered wearing clean, suitable indoor shoes. Outdoor shoes are not permitted. A valid identity card or passport must be brought along. Entry may be refused without suitable indoor shoes or proof of identity.

2. Complete the Rental Agreement at Home

The rental agreement must be brought along fully completed. If it is completed on site, the time required counts towards the booked rental time. No extension will be granted.

3. Do Not Alter Decorations or Sets

Christmas trees, furniture, decorations and accessories must not be moved, altered, rearranged or removed. All sets must be used exactly as found and left unchanged.

4. Food, Fire and Sparklers

Food and drinks are prohibited in the decorated areas. They are permitted only in the designated kitchen area. Open flames, lit candles, sparklers and similar items are prohibited throughout the studio.

5. Damage and Soiling

Damaged, broken or heavily soiled decorations, furniture and other studio items will be charged to the Lessee in accordance with the liability provisions of the rental agreement. Any damage must be reported immediately.

6. Appointments with Children

Parents or responsible accompanying adults must supervise their children throughout the visit. Children must not jump on beds, pull at decorations, or touch, move or damage objects. The liability provisions of the rental agreement and statutory provisions apply to any damage caused.

7. Maximum Number of Persons

During the Christmas season, a maximum of 10 persons may be in the studio at a time. This includes all photographers, videographers, children and accompanying persons. An additional flat fee of 50 € applies to a total of 10 persons. The other surcharges under the Number of Persons section continue to apply.

Please respect these rules and the customers who follow you.
The studio must be left clean, fully decorated and unchanged.

§5 Rental Time and Delays

The rental period begins and ends at the agreed time. Late arrival reduces the rental time and does not entitle the Lessee to a refund or extension. An additional hour will automatically be charged for a late departure.

§ Studio Rules and Prohibitions

The studio may only be used with **clean indoor shoes**. Outdoor shoes are prohibited throughout the studio. In particular, black shoes with dark or **colour-transferring soles** that may leave marks on floors or sets are prohibited.

Wearing **clothing that bleeds or transfers colour, or garments or accessories** that may damage or stain furniture, sofas, chairs, textiles, bed linen or decorations is prohibited. The Lessee must ensure that all clothing and props leave no residue or colour and cause no damage.

Smoking and the use of open flames, including candles or similar items, are strictly prohibited throughout the studio.

Consumption of **food and drinks** is permitted only in the **designated kitchen area** (kitchen table set). Taking or consuming food or drinks within the sets, on furniture, sofas, beds or other backdrops is prohibited.

Bringing animals into the studio is generally prohibited and is permitted only with the Lessor's prior express written consent.

If these rules are breached, the Lessee is fully liable for all resulting damage, soiling, cleaning or replacement costs. The Lessor is entitled to terminate use of the studio immediately in the event of a breach. No refund of the rental price will be issued in this case.

§7 Liability of the Lessee

The Lessee is fully and without limitation liable for all damage to the studio, inventory and equipment, regardless of whether it was caused by the Lessee or accompanying persons. All damage will be charged at replacement value. The Lessee undertakes to **report any damage immediately**.

§8 Use at Your Own Risk

Use is entirely at your own risk. The Lessor is not liable for accidents, injuries, theft, loss of personal belongings or damage to the Lessee's equipment.

§9 Right of Admission

The Lessor retains the right of admission at all times. In the event of a breach of contract, the Lessor may terminate access immediately. No refund will be issued.

§10 Force Majeure

The Lessor is not liable for interruptions caused by force majeure, technical defects or unforeseen events.

§11 Jurisdiction

The place of jurisdiction is Dortmund, Germany. German law applies.

§15 Acknowledgement

By signing, the Lessee confirms that they have read the agreement, accept the GTC, accept liability for damage and accept the prices.

Place, date: _____

Lessor: _____

Lessee: _____

Name in block capitals: _____