

General Terms of Service — All Access Budapest

For property-owning Hosts joining the platform (English, informative)

Informative English translation of aszf-hu.md. The Hungarian version is the governing legal text.

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0. Who this is for

This ÁSZF covers property owners/operators ("Host", called "Partner" in the Hungarian text) who register an apartment with All Access Budapest and receive a guest page, QR posters, and host-portal access in return.

Terminology note: there is a separate, unrelated "partner" concept in the system — commission-based affiliate businesses (GetYourGuide, Tiqets, etc.). This document does not cover them. Their terms, if written, will be a separate document. This document also does not cover anonymous guest-page visitors, who enter no contract with the Operator.

1. The Operator

Item	Value
Company	Ikram Invest Kft.
Registered seat	1188 Budapest, Határ utca 16.
Company registration no.	01-09-428154
Tax number	32514502-2-43
Court of registration	Company Registry Court of the Budapest-Capital Regional Court (Fővárosi Törvényszék Cégbírósága)
Representative	Richárd Márki
Email (support)	info@allaccessbudapest.hu
Privacy contact	privacy@allaccessbudapest.hu
Partner portal	admin.allaccessbudapest.hu

2. Definitions

Host — the property owner/operator registering and managing an apartment. Apartment — a registered accommodation record with its own guest page and QR posters. Guest — a visitor to the apartment's guest page, no registration required. Poster/plaque — the printed QR graphic generated by the platform that routes a Guest to the apartment's guest page. Host portal — the Host's own interface for managing the apartment and its content.

3. What the Host receives

A personalized guest page per registered apartment (budapesthungary.info/{apartment-slug}) carrying the Host's welcome message, house rules, and the platform's assigned nearby essentials and recommendations; six QR poster designs to print and place in the apartment; and host-portal access (admin.allaccessbudapest.hu) to manage all of it. The apartment's exact, non-public address is never shown on the public guest page or on any poster — a deliberate rule, for the Host's own privacy.

4. Registration and account

Hosts register through the host portal and are responsible for the accuracy of the data they provide. A Host may manage multiple apartments under one account, and represents that they are authorized to operate the property they register.

4.1 Concluding the contract electronically

The contract is concluded electronically by accepting these terms; no paper or e-signed contract is needed. Steps:

The Host fills in the joining form.

Before submitting, the Host reviews a summary and can correct any field; the form flags missing or invalid required fields.

The Host is shown the highlighted Key terms summary (4.2) above the checkboxes.

The Host separately accepts or declares the following with separate, unticked checkboxes; the form cannot be submitted without them:

acceptance of these terms, including the 4.2 Key terms;

having read the Privacy Notice (an acknowledgement, not consent);

for business Hosts, that the person submitting is authorized to act for and bind the Host. The terms are linked next to the checkbox and downloadable as a PDF.

After submission the Operator emails a confirmation link. The contract is concluded when the email address is confirmed, and the Host then enters the program (including the section 7 commission share).

The Operator confirms receipt on screen at submission, and confirms the contract by email without delay and within 48 hours at the latest, attaching (or permanently linking) the accepted version.

Language: Hungarian governs; the English version is informative.

Filing and access: the Operator files the concluded contract (accepted version and acceptance data) electronically; the Host can view and download the version they accepted in the host portal at any time. The Operator archives every version ever in force.

Acceptance record: accepted terms and privacy versions plus a hash of their text, acceptance and email-confirmation timestamps, the Host's email, the authority declaration, and the browser's technical identifier, kept until the limitation period after termination expires.

Hosts who joined before these terms take effect continue in the program — and in payouts under section 7 — by accepting these terms in the host portal as above (see section 14).

4.2 Key terms (highlighted notice)

These terms may differ from what is usual, so the Operator highlights them separately on joining, and the Host expressly accepts them through 4.1:

Commission is due only on bookings the provider has finally approved, not on clicks or pending bookings (7.2).

The Host Share is paid only after the commission has actually been received from the provider (7.6).

Commission the provider later reverses may be deducted from the next settlement (7.4).

Host Share below HUF 50,000 rolls over to the next month; if the Host leaves, or the Operator removes the Host for a reason under section 11, a balance below the minimum is forfeited (7.7).

The provider's report governs attribution (7.3).

The Operator's liability is limited under section 10.

The terms currently published on the website always govern. The Operator may amend them unilaterally with prior notice. If the Host does not accept an amendment, the Operator may terminate the contract and end the Host's participation in the program (14).

The Operator does not guarantee that every QR scan, click or booking produces commission and a Host Share, because tracking and settlement are partly handled by third parties (10.1).

Data in the host portal is not real-time and may change later; payouts are based solely on the monthly statement (10.2).

The Operator answers Host reports on a best-effort basis, which is not an acceptance of liability or a duty to achieve a result (10.3).

5. How an apartment is created

Registration immediately unlocks the guest page and six poster designs while the apartment's review status is pending. Pending review does not block use of the guide/posters, but the Operator may request changes or restrict visibility for cause (false data, a non-existent property).

6. Trial period

There is no trial period. Accepting these terms under 4.1 makes the Host a full participant in the program.

7. Fees, commission share and payouts

7.1 Joining fee. Joining, the digital guest page, the QR code and the digital posters are free. Printed boards/posters are separate paid products; the Operator states their terms when they are ordered.

7.2 Commission share. When a Guest books with an affiliate provider (currently GetYourGuide, Tiqets, WeGoTrip, Radical Storage, and providers reached through the Travelepayouts network) through an offer opened from the Host's apartment guest page or QR poster, the Operator pays the Host 50% of the Credited Commission (the "Host Share"). Credited Commission is the VAT-exclusive commission the provider has finally approved for the Operator after cancellations, refunds and other adjustments, per the provider's report. Clicks and pending (unapproved) bookings create no Host Share.

7.3 Attribution. A booking belongs to the Host when the provider's report shows it under the tracking ID assigned to that apartment. Bookings made without the ID, through another channel, or later directly, earn no Host Share. The provider's report governs; the Operator is not liable for its errors but forwards and represents well-founded Host complaints.

7.4 Later adjustments. If a provider later reverses or reduces an already-paid commission (e.g. late cancellation, chargeback), the Operator may deduct the affected Host Share from the next settlement(s).

7.5 Nature of the Host Share and taxes.

Individual Hosts: the Host Share is a gross contractor fee (megbízási díj). The Operator, as payer, withholds and pays personal income tax and — where the statutory conditions apply — social security contribution. The payer-side social contribution tax (szócho) is borne by the Operator and does not reduce the Host Share.

Business Hosts (companies or sole traders): the Host Share is a VAT-exclusive (net) amount the Host invoices to the Operator; a VAT-registered Host adds VAT as required by law.

On joining (and promptly on any change) the Host declares in writing whether they receive the Host Share as an individual or a business, and — for businesses — their tax status (VAT-registered, VAT-exempt, KATA small taxpayer). Tax consequences of a missing or false declaration fall on the Host.

7.6 Settlement period and currency. Settlement is per calendar month; a Host Share is settled in the month the provider approves the commission. The Operator pays a Host Share only once the commission has actually been received from the provider (providers apply their own payout schedules and minimums). The Operator prepares a monthly statement that is available in the host portal (admin.allaccessbudapest.hu) after login, once the Operator has generated it. Its

timing depends on the providers' own settlements, so the Operator commits to no fixed date. The statement lists credited bookings per apartment, the Credited Commission, the Host Share, adjustments, withheld taxes (individuals) and the amount due. Payouts are in HUF; foreign-currency commission is converted at the official MNB rate on the last day of the approval month.

7.7 Minimum payout and termination.

A Host Share below HUF 50,000 in a period rolls over and is paid once the minimum is reached.

Forfeiture of a balance below the minimum: if the contract ends

by the Host's termination (including under 14.3), or

by the Operator ending it for a reason it establishes under section 11 (including non-acceptance of amended terms), any unpaid Host Share recorded for the Host at that time that is below the minimum payout is not paid, and the Host is no longer entitled to it.

If the balance recorded at termination reaches the minimum, it is paid with the next settlement.

If the Operator terminates by ordinary notice without a reason attributable to the Host, the full recorded balance is paid regardless of the minimum.

7.8 Payout method and conditions. Payout requires that the Host has accepted the current version of these terms (4.1) and made the 7.5 declaration. Payment is by bank transfer to the Host's HUF account. Individuals must provide the contractor declaration, tax ID, social security (TAJ) number and bank account; payment within 15 days of the statement. Businesses invoice based on the statement; payment within 15 days of receiving a compliant invoice. Payouts pause while data is missing or incorrect; this is not a delay by the Operator.

7.9 Complaints. The Host may dispute a statement in writing within 60 days of its publication. The Operator investigates, forwards to the provider where needed, replies in writing, and settles any difference in the next statement.

7.10 Tax responsibility. The Operator is responsible only for payer-side tax and contribution obligations. The Host is responsible for its own taxation of the Host Share (for businesses, booking the revenue and issuing a compliant invoice).

8. Host obligations

Accurate, current data (apartment name, district, address, language content); truthful information passed to Guests (house rules, availability); lawful, in-apartment use of the provided posters; and prompt notice if a placed QR poster stops working (e.g. one still routed through a now-discontinued third-party service) — the Operator replaces such a poster free of charge once notified.

9. Intellectual property

The platform, guest pages, poster designs, logo, and brand assets (Branding folder) belong to the Operator or its licensors. The Host may use them only as provided, for their own apartment; modification, resale, or use for another property requires the Operator's prior written consent.

10. Limitation of liability

10.1 Third parties and tracking

Opened offers, the booking flow, tracking links and commission records run partly or wholly in third-party systems (the Operator's providers, affiliate networks, browsers, mobile carriers) outside the Operator's control. The Operator therefore accepts no liability for whether:

every QR scan, click or booking is recorded and attributable to the Host;

a provider approves and pays commission on a Guest's booking;

tracking stays intact (e.g. the Guest blocks cookies or tracking, uses an ad blocker, books on another device or later, or leaves the booking page and returns directly);

a provider changes or ends its program, commission rate or tracking terms.

The Host acknowledges that a Host Share is due only on commission actually credited and received under section 7, and may bring no claim against the Operator for commission lost for the reasons above.

10.2 Data shown in the host portal

Host-portal data (opens, clicks, bookings, estimated or pending commission) is informational: not real-time, possibly delayed or incomplete, and subject to change after providers confirm. The amount owed to the Host is based solely on the monthly statement under 7.6; earlier, different portal figures give rise to no claim.

10.3 Reports and questions

The Host may report any problem, discrepancy or question to info@allaccessbudapest.hu. The Operator aims to answer every request substantively within a reasonable time and forwards it to the relevant provider where needed. Answering or investigating is not an acceptance of liability, a damages obligation or a duty to achieve a result; statement disputes follow 7.9.

10.4 Availability and content

The Operator does not guarantee uninterrupted, error-free operation of the guest page, QR codes, host portal or settlement system; maintenance, development or third-party failures may cause temporary outages. Practical information on the guest page (opening hours, availability, prices) is informational; the Operator aims for accuracy but does not guarantee it.

10.5 General limitation

To the fullest extent permitted by law, the Operator excludes liability for indirect damage, lost profit (including lost commission and Host Share) and data loss. Where liability exists by law, it is capped at the Host Share actually paid to the Host in the 12 months before the damage occurred, but at least HUF 50,000. This cap does not affect the Host's claim to Host Share already earned and shown on a statement under section 7.

These limits do not apply to liability for intentional or grossly negligent breach, or breach causing harm to life, physical integrity or health, which cannot be excluded under Ptk. 6:152.

11. Termination

The Host may terminate at any time, without reason and with immediate effect, in the host portal or by email to info@allaccessbudapest.hu.

The Operator may terminate

with 15 days' notice and without reason (ordinary termination); or

with immediate effect, ending the Host's participation, if it establishes that the Host gave false data, the property does not exist or operate, the Host breaches these terms, misuses the QR codes or the program (e.g. artificially generated clicks), harms the Operator's reputation, or does not accept amended terms (14.3). The Operator states the reason in the notice.

Unpaid Host Share at termination is governed by 7.7.

On termination the guest page and QR codes may stop working; the Operator may redirect or deactivate them.

12. Force majeure

Neither party is liable for a failure to perform caused by events beyond its control, including a third-party service (e.g. hosting provider) unilaterally shutting down or raising prices — provided the Operator notifies affected Hosts within a reasonable time and takes reasonable remedial steps.

13. Governing law and disputes

Hungarian law governs. The court competent for the Operator's registered seat has exclusive jurisdiction, without prejudice to mandatory statutory venue rules.

14. Amendments, governing version and versioning

14.1 The published terms govern. We keep developing the program, so the terms may change. The relationship is always governed by the terms currently published at allaccessbudapest.hu/aszf. Earlier versions remain viewable in the archive.

14.2 How we notify you. The Operator may amend these terms unilaterally. We notify the Host by email and in the host portal, with a short, plain-language summary of what changes and why.

Take effect immediately on publication: changes required by law or an authority, changes solely favourable to the Host, new services, and editorial, clarifying or technical changes.

All other changes take effect on the 8th day after publication.

If the Host keeps using the program after the effective date (e.g. keeps the QR codes displayed or logs in to the host portal), the Host accepts the amended terms. For changes to section 7 (commission share, payouts) the Operator may also ask for express acceptance in the host portal.

14.3 If the Host does not accept.

The Host may terminate with immediate effect up to the effective date.

If the Host does not give a requested express acceptance, or rejects the amendment, the Operator may suspend the Host's participation (new commission is not attributed to the Host), terminate with immediate effect, and refuse the Host's further participation.

Host Share recorded at termination is governed by 7.7.

14.4 Records. The fact, time and document version of each acceptance are recorded, and every version ever in force is archived.