CASA KRULLENBOL

Terms & Conditions

Casa Krullenbol & Cheap Houses Sweden

Last updated: 8 October 2026

Provider: Zwets Industries B.V., trading under the name Casa Krullenbol, registered with the Dutch Chamber of Commerce (KvK) under number 64955508, registered office at Speenkruid 37, 4251 KD Werkendam, the Netherlands. VAT number: NL855920014B01. support@casakrullenbol.com

Scope. These Terms & Conditions apply to digital products and services offered by Casa Krullenbol, including the Dutch online programme *Investeren in Zweeds vakantievastgoed* and the paid subscription service *Cheap Houses Sweden Weekly*, unless expressly stated otherwise.

Article 1 - Definitions

1. **Offer:** any written or online offer by Casa Krullenbol to provide a Product or Service to a Customer to which these Terms apply.
2. **Consumer:** a natural person acting for purposes outside their trade, business, craft or profession.
3. **Business Customer:** a natural person or legal entity acting in the course of a profession or business.
4. **Customer:** a Consumer or Business Customer entering into a distance agreement with Casa Krullenbol.
5. **Agreement:** the distance agreement between Casa Krullenbol and the Customer for the purchase of a Product or Service.
6. **Digital Products and Services:** online courses, trainings, webinars, paid newsletters, downloads, templates, communities and related digital services supplied by Casa Krullenbol.
7. **Course:** the Dutch online programme “Investeren in Zweeds vakantievastgoed”, including the lessons, modules, videos, text lessons, checklists, worksheets, tools and templates that form part of the purchased programme.
8. **Community:** any private community made available as part of a Course or other Product, including a community hosted through Huddle, WhatsApp or another platform.
9. **Cheap Houses Sweden Weekly:** the paid email subscription through which Subscribers receive curated Swedish property listings, links to original listings, access to an updated Google Map and, where applicable, subscriber-only benefits.
10. **Subscriber:** a Customer with an active monthly or yearly Cheap Houses Sweden Weekly subscription.
11. **Website:** the websites, landing pages, checkout pages and digital environments operated by or on behalf of Casa Krullenbol in connection with the relevant Product or Service.
12. **Casa Krullenbol:** Zwets Industries B.V., trading under the name Casa Krullenbol.

Article 2 - Applicability

13. These Terms apply to every Offer, Agreement, Product and Service offered by Casa Krullenbol, unless a separate written agreement expressly provides otherwise.
14. Before an Agreement is concluded, the Customer will be given the opportunity to review these Terms in a manner that allows them to be saved on a durable medium.
15. If any provision is void, voidable or unenforceable, the remaining provisions remain in force. The invalid provision will be replaced by a valid provision that most closely reflects its purpose.

16. Mandatory consumer law always prevails where these Terms conflict with rights that cannot legally be excluded.
17. Customers must be at least 18 years old.
18. The Course is primarily designed for Customers resident and/or taxable in the Netherlands who are interested in buying and/or renting holiday property in Sweden. The fiscal and practical content is largely built around the Dutch situation.
19. Cheap Houses Sweden Weekly is an international information and discovery service and may be purchased by Customers outside the Netherlands. Country-specific legal, tax, financing and regulatory requirements may differ and are not covered unless explicitly stated.
20. Terms of third-party platforms used to host, sell, deliver or process a Product or Service may also apply.

Article 3 - The Offer

21. Offers are non-binding unless expressly stated otherwise. If an Offer is limited in time, quantity or subject to special conditions, this will be stated in the Offer.
22. Casa Krullenbol is bound only once payment has been completed or, where instalment payments are offered, the first instalment has been successfully paid.
23. The Offer will describe the main characteristics, price and relevant conditions of the Product or Service. Obvious errors or typographical mistakes do not bind Casa Krullenbol.
24. Promotional offers do not automatically apply to later purchases or renewals.
25. If lifetime or unlimited access is offered for Course material, this means access for as long as that Course continues to exist. It applies to the lesson material described in the Offer and does not automatically include ongoing personal support, community access, live events or newly created standalone products.
26. During an agreed access period, Customers receive updates and additions that Casa Krullenbol considers part of the purchased Course. This does not include entirely new standalone products or services unless the Offer states otherwise.

Article 4 - Formation of the Agreement and Digital Delivery

27. The Agreement is formed when the Customer accepts the Offer through the designated checkout and payment process and receives confirmation by email or another durable medium.
28. Casa Krullenbol may use Plug&Pay for the checkout process and Mollie or another payment provider for payment processing.
29. Digital Products and Services may be delivered immediately after payment, for example by email, through a course platform or by applying access rights to an account.
30. Where applicable law grants a statutory withdrawal period, that right remains available unless it has been lawfully limited or waived in accordance with the applicable rules.
31. Where immediate supply of digital content or immediate performance of a digital service is requested during a statutory withdrawal period, the checkout may request the Customer's express consent. The legal consequences of such consent depend on the nature of the Product or Service and applicable mandatory consumer law.
32. No provision in these Terms is intended to remove a Consumer's statutory rights where such rights cannot lawfully be excluded.

Article 5 - Performance of the Agreement

33. Casa Krullenbol will perform the Agreement with reasonable care and skill.
34. Casa Krullenbol may engage third parties where reasonably necessary for delivery of the Product or Service.

35. The Customer must provide complete and accurate information needed to perform the Agreement.
36. Casa Krullenbol may suspend performance if required information or payment is missing.
37. Educational results depend on the Customer's own effort and circumstances. Casa Krullenbol does not guarantee a specific result.
38. Buying, owning and renting property may involve external costs that are not included in the price of a Course or subscription, including travel, inspections, registration, insurance, maintenance, professional advice and local services.

Article 6 - Online Courses and Accounts

39. Courses may be hosted through a third-party platform such as Huddle. The Customer may be required to create an account and accept the platform's terms.
40. Course access is personal, non-exclusive, limited and non-transferable.
41. Course material and login details may not be shared with partners, family members, co-buyers or other third parties unless the Offer expressly includes multiple users.
42. The Customer is responsible for keeping login credentials secure and must notify Casa Krullenbol promptly of suspected misuse.
43. Casa Krullenbol may block or terminate access where there is a reasonable suspicion of account sharing, unauthorised use or a material breach of these Terms.
44. Temporary downtime or technical issues at third-party platforms do not automatically entitle the Customer to compensation, provided Casa Krullenbol uses reasonable efforts to assist.

Article 7 - Communities

45. Where Community access is included, the Community is intended for constructive exchange of experiences, questions and information.
46. Participants must behave respectfully and may not share confidential information, Course material, login details, unsolicited advertising or unlawful, discriminatory or abusive content.
47. Casa Krullenbol may remove participants who materially breach these rules, without refund where legally permitted.
48. Information shared by other participants reflects their own views and experiences and is not professional advice from Casa Krullenbol.
49. Casa Krullenbol may move, change, limit or discontinue a Community, provided this does not remove any separate Course access expressly purchased by the Customer.

Article 8 - Cheap Houses Sweden Weekly - Service

50. Cheap Houses Sweden Weekly is a paid subscription service intended to help Subscribers discover Swedish properties more efficiently.
51. Casa Krullenbol aims to deliver a new edition every Tuesday. Delivery dates may occasionally change because of holidays, technical problems, illness or other reasonable circumstances.
52. Casa Krullenbol currently aims to feature 14 curated properties per weekly edition. The exact number may vary occasionally if there are insufficient suitable properties or if listings become unavailable before publication.
53. Each newsletter may include links to original property listings, map links, editorial notes and other supporting information.
54. Property listings can change, be removed, sold or become unavailable without notice. Casa Krullenbol cannot guarantee that a featured property will still be available when a Subscriber opens the newsletter.

55. Cheap Houses Sweden is not a real estate agency, broker or intermediary and does not act for sellers, buyers or selling agents.
56. Unless expressly stated otherwise, Casa Krullenbol does not receive commission from the seller or selling agent for featuring a particular property.
57. Casa Krullenbol independently selects properties that it considers affordable, interesting or worth a closer look. Inclusion in the newsletter is not a recommendation to buy.
58. All property information, including price, availability, dimensions, condition, zoning, rental potential and agent details, must be verified directly with the original listing or selling agent before the Subscriber takes any action.

Article 9 - Cheap Houses Sweden Weekly - Google Map and Archive

59. Subscribers may receive access to an online map containing current and/or previously featured properties.
60. Casa Krullenbol makes reasonable efforts to remove sold or unavailable properties but does not guarantee that the map is complete, error-free or updated in real time.
61. Map data may rely on third-party services such as Google Maps. Availability and functionality of those services are outside Casa Krullenbol's control.
62. Access to previous newsletter editions is included only where expressly stated in the purchased subscription. Under the current offer, access to previous editions is a yearly-subscriber benefit; monthly Subscribers receive editions from the start of their active subscription unless the Offer states otherwise.

Article 10 - Cheap Houses Sweden Weekly - Monthly and Yearly Subscriptions

63. At the date of these Terms, the monthly subscription price is EUR 14.99 per month and the yearly subscription price is EUR 150 per year. The price shown in the checkout at the time of purchase is decisive.
64. Monthly subscriptions renew automatically each month until cancelled.
65. Yearly subscriptions renew automatically each year until cancelled.
66. Yearly Subscribers may receive additional benefits, downloads, discounts or partner offers as described on the sales page at the time of purchase.
67. Current yearly benefits may include access to previous newsletters, a free investing checklist, a discount on a 1-on-1 interior design session with Renate, and discounts on selected viewing-report services in Värmland.
68. Partner benefits are subject to the availability, terms, capacity and continued participation of the relevant partner. Casa Krullenbol may replace or discontinue a partner benefit if it becomes unavailable, while seeking to avoid materially reducing the overall value of an already-paid yearly subscription.
69. Promotional comparisons such as '2 months free' are based on the then-current monthly and yearly prices and are illustrative of the price difference between payment plans.

Article 11 - Cancellation, Renewal and Failed Payments

70. Subscribers may cancel by emailing support@casakrullenbol.com or by using another cancellation method made available by Casa Krullenbol.
71. Cancellation prevents the next automatic renewal. Unless mandatory consumer law provides otherwise, cancellation does not create a right to a refund for a subscription period that has already started.
72. Where applicable, the Subscriber retains access to the benefits included in the paid subscription until the end of the paid subscription period.

73. Casa Krullenbol will process cancellation requests within a reasonable period. The Customer is responsible for cancelling before the next renewal date if they do not wish the subscription to renew.
74. If a payment fails, Casa Krullenbol may retry collection, request another payment method, suspend access or stop sending paid content until the outstanding amount has been paid.
75. Any statutory rights relating to termination of automatically renewing consumer subscriptions remain unaffected.

Article 12 - Prices and Payment

76. Prices are shown inclusive of VAT where required, unless clearly stated otherwise.
77. Payment is due in the currency shown at checkout through the payment methods offered there.
78. For Courses, Casa Krullenbol may offer full payment or payment in instalments. If an instalment plan is selected, the Customer remains liable for the full agreed price unless mandatory law provides otherwise.
79. Unauthorised chargebacks or reversal of valid direct debits may lead to suspension of access and recovery of reasonable costs where permitted by law.
80. Where payment remains overdue, Casa Krullenbol may use the statutory collection process and claim statutory interest and collection costs in accordance with applicable Dutch law.

Article 13 - Third-Party Websites and External Providers

81. Products and newsletters may contain links to third-party websites, property portals, selling agents, maps, payment providers and other external services.
82. Casa Krullenbol does not control and is not responsible for the availability, accuracy, content, terms, privacy practices or technical operation of third-party services.
83. A link is provided for convenience and does not imply endorsement of every statement, service or property shown on the linked website.
84. The Customer is responsible for reviewing third-party terms and conducting their own checks before entering into any transaction with a third party.

Article 14 - No Professional Advice and Investment Risks

85. All information, examples, checklists, calculations, newsletters, maps, lessons and other content are provided for educational and informational purposes only.
86. Casa Krullenbol is not acting as a real estate agent, lawyer, tax adviser, financial adviser, building inspector or investment adviser.
87. Buying, owning, financing and renting property involves financial, legal, tax, technical, currency, market and operational risks.
88. Past examples, personal experiences, historical costs, rental income, occupancy, returns or property values are not guarantees of future results.
89. The Customer is responsible for their own research, due diligence and decisions, and should obtain independent professional advice where appropriate.
90. Casa Krullenbol does not guarantee income, occupancy, yield, appreciation, financing, the purchase of a suitable property or any other financial outcome.

Article 15 - Privacy and Data Processing

91. Casa Krullenbol processes personal data in accordance with its Privacy & Cookie Policy.
92. Service providers may include Huddle, Plug&Pay, Mollie, MailBlue, WhatsApp/Meta, hosting providers and other processors required for the relevant Product or Service.

93. Where required, Casa Krullenbol enters into appropriate data-processing arrangements with service providers.

Article 16 - Intellectual Property

94. All intellectual property rights in Casa Krullenbol's original Course material, newsletter selection, editorial content, templates, downloads, graphics, databases and subscriber-only material remain with Casa Krullenbol or its licensors.
95. Customers may use purchased content only for personal use unless written permission states otherwise.
96. Customers may not systematically copy, reproduce, resell, republish, forward, scrape, distribute or make subscriber-only newsletters, archives, maps, databases, Course materials or downloads available to third parties.
97. Individual links to publicly available third-party property listings may of course be shared; this clause does not claim ownership over third-party listing content.
98. Where the Course contains a contractual penalty clause for serious infringement of intellectual property rights, that clause applies only to the extent enforceable under applicable law and does not limit mandatory consumer protections.

Article 17 - Confidentiality

99. Casa Krullenbol and the Customer must keep confidential information obtained in connection with the Agreement confidential where its confidential nature is clear or should reasonably be understood.
100. Personal or financial information shared by participants in a private Community must not be disclosed outside that Community without permission.
101. This obligation does not apply to information that is public, lawfully obtained from another source or required to be disclosed by law or court order.

Article 18 - Availability and Changes

102. Casa Krullenbol aims to keep its websites, digital products and subscription services available but does not guarantee uninterrupted availability.
103. Maintenance, security measures, third-party outages, internet failures, capacity limits or other circumstances may cause temporary interruption.
104. Casa Krullenbol may make reasonable changes to Products and Services, including layout, delivery method, platform, schedule and non-essential features.
105. Material changes to a paid ongoing subscription will be communicated in advance where required by law.
106. Price changes will not retroactively alter an already-paid subscription period. Any change affecting a future renewal will be communicated in accordance with applicable law.

Article 19 - Liability

107. Nothing in these Terms excludes liability that cannot legally be excluded.
108. Subject to mandatory law, Casa Krullenbol is not liable for indirect or consequential loss, loss of profit, missed savings, business interruption, investment losses or losses resulting from decisions made on the basis of educational or informational content.
109. Casa Krullenbol is not liable for inaccuracies or changes in third-party property listings, linked websites, map services or information supplied by third parties.

110. Where Casa Krullenbol is liable for a direct loss, liability is limited, to the extent legally permitted, to the amount paid by the Customer for the relevant Product or Service giving rise to the claim.
111. Consumers retain all mandatory statutory rights.

Article 20 - Force Majeure

112. Casa Krullenbol is not liable for failure or delay caused by circumstances beyond its reasonable control, including failures of suppliers or platforms, internet or electricity outages, cyber incidents, government measures, natural disasters, war, transport disruption, strikes or comparable events.
113. If force majeure permanently prevents performance, the parties may terminate the affected part of the Agreement. Any refund will be determined by the part of the service already delivered and applicable mandatory law.

Article 21 - Complaints

114. Complaints should be submitted as soon as reasonably possible by email to support@casakrullenbol.com, with sufficient information to allow Casa Krullenbol to investigate.
115. Casa Krullenbol aims to provide a substantive response within 14 calendar days.
116. Submitting a complaint does not suspend payment obligations unless required by law or expressly agreed.
117. The parties will first try to resolve complaints amicably.

Article 22 - Governing Law and Jurisdiction

118. These Terms and the legal relationship between Casa Krullenbol and the Customer are governed by Dutch law.
119. If the Customer is a Consumer residing in another country, mandatory consumer protection rules of the Customer's country of residence continue to apply where required by law.
120. The Vienna Convention on Contracts for the International Sale of Goods (CISG) is excluded to the extent applicable.
121. Disputes will be submitted to the competent court in the Netherlands, unless mandatory law gives the Consumer the right to bring or defend proceedings before another competent court.
122. Casa Krullenbol may amend these Terms. The version applicable at the time of purchase applies to a concluded Agreement, except where a later change is required by law or validly agreed for an ongoing subscription.

Contact

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