

Rental Conditions

Current seasonal rentals are subject to standard conditions and restrictions, particularly those to which the renters are obliged to observe, under penalty of all damages up to or including cancellation, if deemed necessary by the owner, without possibility to request a reduction in rent.

1/ Reservation:

The home will be **reserved** once the **Seasonal Rental Agreement, Rental Conditions** and **Reservation Form** (stating your demands) are received, properly filled and signed with the **25% Deposit**.

All the fore mentioned documents are required in order for the reservation to be finalized.

The **total amount** must be paid **one month before** the arrival date.

Failure to comply with this statement will result in the deposit being **forfeited**. The owner will treat the reservation as a cancellation and has the right to rent the property to others.

There is a 5% discount if the total rental amount is paid **5 months prior** of the arrival date.

2/ Deposit :

The deposit of **25%** the total amount, depending on the period chosen and the number of weeks, confirms the reservation.

In the event of withdrawal notification must be sent by registered mail or email, with acknowledgement of receipt, as soon as possible:

- the Renter :

- ☞ If notification is given more than two months prior to the effective date of the lease, 90% of the deposit will be reimbursed ;
- ☞ 50% of the deposit will be refunded if the notice is given between one and two months prior to the arrival date ;
- ☞ No refunds will be given if the notification is sent less than one month prior to the arrival date.

- the Owner :

In the event that the owner cancels the reservation one month prior to the arrival day, the owner will refund the whole amount already paid by the renter with an additional 50% of the total deposit as reparation within 7 days.

The renter will not be able to claim for additional indemnities.

3/ Cancellation :

The renter, having agreed to rent the property in its entirety, must honor the Leasing Agreement.

In the event of cancellation :

- If notification is given over one month prior to arrival, the amount of the rental will be completely reimbursed minus deductions, depending on the day of withdrawal.

- No reimbursements will be issued if unforeseen events such as illness, accident or unfavorable weather conditions occur if the stay is less than one month.

- If the renter does not notify the owner that they will not arrive within 24 hours of the scheduled day, the reservation will be treated as a cancellation and the money paid will be forfeited.

The owner has the right to rent out the estate to others if the renter does not arrive within 24 hours of the scheduled date.

No refund will be issued if the cancellation is the renter's responsibility.

However, the owner can cancel the reservation up to 15 days prior to the renter's arrival date if the home is justifiably considered unsafe for human habitation.

If the notification of cancellation by the owner is given less than 15 days prior to arrival, the owner will commit himself, with the agreement of the renter, to look for a new location for the renters' holiday.

A full reimbursement will be issued if the owner is responsible for cancelling the reservation.

The renter will not be able to claim additional indemnities

4/ Security/ Damage Deposits: The sum of money paid in relation to the rented property to ensure it is returned in good condition. This amount has to be given upon arrival.

Part of the security deposit will be used for repairs in case there are damages caused to the property during the stay. This includes: the low walls and terraces in the surrounding area, the swimming pool, the enclosed perimeter, shed, and any other possible damages that may occur during the stay.

The renter is responsible for any damage, abuse, misuse, excessive cleanup requirements, or loss caused by the renter or any member of the renter's party to the property or its contents during occupancy. This includes electrical appliances, heater, fireplaces, barbecue, clogged toilet, sink, bathtub, showers or any other effects that can clog up the sewage system.

This includes the swimming-pool and its surroundings too.

The damage deposit is **not** part of the total rent amount.

The security deposit, minus the repair costs and long distance phone calls (if any apply), will be reimbursed one month following departure.

If the repair and replacement costs exceed the amount of the damage deposit, the renter will pay the difference and labor costs. This includes the time period in which the home cannot be rented to other guest(s). The owner, or their representative, will inform the renter of this matter once the inventory is completed prior to the renter returning the keys.

The household cleaning deposit will be fully reimbursed if the renter cleans the house and property (swimming pool and surrounding area included) himself. An inspection will be made to determine if the level of cleanliness is equal to the level prior to arrival.

On the contrary, the renter may ask the owner to clean the home for a fixed fee of **100 Euros** payable upfront.

This does not entail that the renter is allowed to return the house in a state of disarray after their stay.

If this is not the case, the cleaning fee will be deducted from the damage deposit, and the residual sum of this guarantee will be refunded in the following month after the stay.

5/ Payment and modes of Payment: all the prices are established in Euros.

The prices shown include taxes.

The rental payment and deposit must be made through wire transfer to the following bank account:

Account Holder : Pierre-Alain CHAUMARD

Bank : Crédit Mutuel, PARIS 20 ST FARGEAU

Bank Code : 10278

Branch Number : 06050

Bank Number : 00020044741

Clé *RIB : 64

Domiciliation : LA PY

IBAN : FR 76 1027 8060 5000 0200 4474 164

BIC : CMCIFR2A

*Document showing details of one's bank account

Payment via Credit Cards, Travellers Cheques or Vacation Cheques are **not** accepted.

Upon receiving the deposit and reservation form specifying your requests, a pre-invoice will be sent indicating the balance as confirmation. Payment must be made at least one month prior to arrival **to finalize the reservation**.

The required guarantees are to be paid on the day of the arrival after having made the inventory of the furniture and effects.

The security and cleaning deposits must be paid by cheque (acceptable in France) or cash upon arrival.

The owner will cash them into their account.

You will receive a receipt after your payment.

All the bank charges will be paid by the renter and cannot be deducted from the total amount.

6/ Occupation of the Rented Home:

The renter is responsible for the property and its contents as well as the swimming-pool during the holiday.

The rented period covers the dates indicated on the agreement.

Unless it is caused by the owner no refunds will be issued if the renter's vacation is interrupted prior to the departure date.

In no circumstance the renter, after signing this contract, will be held unaccountable for the maintenance in the property at the end of the rental period.

The renter is only authorized to stay within the start and finish dates indicated in the contract. However, if the house is not being rented after the duration of stay, the renter will be able to extend the reservation for one week maximum. A discount of 20% will be given, depending on the period, and can be extended day by day. The extension must be paid on the spot.

The home can only be used by the renter, as agreed upon with the owner, and cannot be used by a third party without their knowledge and approval.

Any damages or deficiencies found or caused in the home, property, furniture and effects that occur during or prior to the duration of stay must be reported.

Please respect the check-in and check-out times.

- Check-in times are **Saturday afternoons between 04: 00 and 06: 00 PM**
- Check-out is on **Saturday mornings at 10: 00 AM**

(Discuss with the owner or his representative for more precise times for your arrival and departure)

Attention: It will take about one hour to carry out the inventory of the furniture and effects of the property.

7/ Number of People:

A **maximum of 10 people** are allowed to stay in the home (adults and children ages 3 and over).

However, 3 additional people can also stay in the house if permitted by the owner.

The weekly fixed price for additional people is **84 Euros each**, or 12 Euros per day / per person regardless of the seasonal rental period.

Extra beds can be provided for additional people however they are not the same comfort level as a regular bed.

A field located at the back of the house is ideal for camping with the owner's permission. The number of people intending to camp on the grounds must be authorized and given to the owner with the rental agreement. Tents are not provided.

The weekly fixed priced for camping is **38.50 Euros each** or 5.50 Euros per day / per person regardless of the seasonal rental period. If booked in advance the camping fee must be paid via wire transfer. If it is a last minute addition the fee must be paid on the spot.

2 cribs for children under the age of 3 can be provided by the owner by advance request.

These children will not be counted in the maximum amount of people therefore no fees will be incurred

If the number of people exceeds the capacity of the contract, without prior knowledge and approval, the owner is able to ask the renter and his guest(s) to leave the property immediately. The amount paid will be forfeited.

8/ Animals :

All domestic animals are welcome except for dogs of the 1st (pitbulls and bull dogs) or 2nd (defense and watch dogs) category.

It is the renter's entire responsibility to ensure that the animal(s) are friendly and non-aggressive towards walkers or people that come on to the property such as postmen and maintenance.

If needed, they should be kept on leashes, and must be well behaved inside and outside the house.

They should not disturb the area by misbehaving or barking. It is also necessary for the owners to pick up their droppings.

Animals are strictly prohibited in and around the swimming pool.

They should not chase the deers and other wild animals in the surrounding area.

9/ Inventory of Fixtures and Effects :

The house is rented fully furnished with an equipped kitchen. This includes: utensils, dishes, glasses, beds, pillows and blankets.

All the furniture and effects will be in good condition unless specified prior to arrival.

An inventory will take place between the 2 parties upon arrival and departure.

If the renter cannot be present for the inventory at departure the owner or their representative will still conduct the inventory on the scheduled time.

All complaints concerning the inventory, the cleanliness or the general state of the rental, the house, swimming pool, or external furniture will have to be made within 24 hours of receiving the keys.

The renter will be responsible for the objects listed in the inventory and will be held accountable for any repairs necessary due to negligence or bad maintenance during the seasonal rental. The repair costs will be deducted from the damage deposit if such things occur as well as the replacement costs if objects, furniture or any equipment are broken, cracked, chipped, damaged, abnormally worn away, if the blankets are returned dirty, and if the curtains, painted walls, ceilings, carpets, windows, beds; etc...are damaged.

Because it is fragile, special care and attention will be needed for the general state of the swimming pool and the liner since the repair and replacement cost is expensive.

Bedrooms are divided in the following manner :

Main Floor: 1 King Size bed (180/200)

Room 1 (1st floor): 1 Queen Size bed (160/180)

Room 2 (1st floor): 2 single beds (90/180)

Room 3 (1st floor): 4 bunk beds (90/180)

Bed sheets, dish towels, towels and napkins are **not** included with the cost.

Advance request is required in order to provide the items listed:

(Bedding includes: bed cover, duvet cover and pillowcase)

- Bedding for single bed : 8.50 Euros/per week
- Bedding for double bed : 10.00 Euros/per week
- Towels : 4.50 Euros/per week
- Dish cloth and napkins : 2.50 Euros/per week

The bedding and linen are changed during the weekend if the stay is over several weeks.

It is also possible by advance request to have meals prepared or clothes ironed during the stay.

These services need to be paid on the spot (preparation for meals: 12 Euros per hour; ironing: 10 Euros per hour)

All damages or broken items incurred during the stay must be reported.

The renter will not be able to claim any reduction of rent or allowance if unforeseeable urgent repairs occur. In case anything break down, the owner will commit himself to replace or fix the damaged items. It is the same for general services such as water, electricity, the telephone or TV reception.

10/ Obligations :

Please keep the noise level down to ensure that the neighborhood will not be disturbed.

Garbage must be taken outside on the scheduled pick up day (Tuesday evening). Do not start fires especially during a fire ban.

Extreme caution should be taken for the safety of anyone using the swimming pool, especially young children, and when approaching the rock ledge area located in front of the house.

The designated parking area is at the rear of the house. It is prohibited to park vehicles anywhere else on the property.

The renter agrees that the owner reserves the right to enter the property at any time to investigate disturbances, check occupancy, check for damage, to make repairs, alterations or improvements.

11/ Insurance :

The owner is insured at MAIF (account N°: 164 88 60 B) for the seasonal period. The owner is not responsible for thefts and misuse of the furniture, effects and equipment.

It is strongly advised to have an insurance. Ensure that the insurance policy includes holiday insurance or a specific contract that is valid for the duration of the vacation. It must cover: any thefts, fire or water damage to the house and effects, swimming pool, or anything that is part of the property (including bicycles).

The renter must be able to provide the insurance policy for the owner or his representative prior to renting the home.

Any damages to the property and its furniture and effects must be reported within 24 hours to the owner.

The cost of repair is expensive without insurance.

Consequently, the owner declines any responsibility for the recourse which its insurance company could exert against the renter in the event of disaster.

12/ Litigation :

In the event of litigations or dispute, the undersigned will meet at the residence of the complaint under the jurisdiction of the Paris tribunal.

All legal fees will be covered by the renter.

For anything else that has not been covered in this contract the present legislation under seasonal rental applies.

Location, date...../...../.....

The Renter

The Renter

(before signing this document , write the words "read and approved")