

RENTAL AGREEMENT

Between the undersigned has been agreed and decided the following:

(Name of the landlord) **Mr. and Mrs. Philippe Vignal** Rue du Grand Clos 07700 SAINT MARTIN D' ARDECHE

tél : **00 33 (0)4 - 75 - 98 - 75 - 79** Mobile phone : **00 33 (0)6 - 70 - 72 - 05 - 34** Landlords, rent

From _____ **4 p.m.** until _____ **9.30 a.m.** to

(Name of the seasonal tenant) _____ staying: _____

Tel : _____ Mobile phone: _____

E-mail: _____ @ _____

Seasonal tenant who accepts a holiday rental in the village of Saint-Martin d'Ardèche in the Ardèche department at the address HOTEL BELLEVUE Rue du Candelas whose nomination and equipment are mentioned below.

DESCRIPTION OF THE APARTMENTS FOR 2 TO 4 PEOPLE

a) 2 apartments first floor from 2 to 4 people:

Sheets, table cloth and towels are not provided

Renting of sheets 10 € for 2 people and per week (fill out the box) Number of pair(s)

1	2
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Cleaning at the end of the stay: 50 € (fill out the box)

1 room: 1 bed for 2 persons (140 cm), 1 sofa bed for 2 persons (120cm); provided: mattress protection, blankets, bed covers, pillows + covers, shower mat, kitchen furniture (gas stove, electric oven, fridge, electric coffee maker, toaster, micro wave, extractor hood, iron + ironing board, vacuum cleaner, kitchen tools (plates, knives, forks, spoons, glasses, bowls, coffee cups, dishes, salad bowls, pie plate, pressure cooker, pans, fryer, frying pans, stew pot, salad dryer) dining area, TV, shower, toilet, safe on request, terrace, roller blind, garden furniture, shared terrace for the four rentals, swimming pool shared with hotel BELLEVUE.

RENTAL CONDITIONS

For the following period: From _____ **4 p.m.** to _____ **9.30 a.m.**, the amount of the rent is _____ €

This price includes all costs, fees, or current taxes at the moment of this stay, except

THE LOCAL TAX 2018: 0,90 € per adult per day.

(children under 18 years are not concerned), are to be paid as an extra charge by the tenant.

a) The tenant is not allowed to sublease the premises.

b) The booking will be firm after reception of the tenant's deposit payment. 30% of the rent's total amount _____ €
This down payment will be deduced of the rent's total amount.

The booking will be definitely valid with the reception of the signed lease agreement and the deposit.

c) In case of any change regarding the arrival date the tenant must inform the proprietor previously

d) The potential client, informed about the lease's content, the rent, the description, signs the rental agreement and returns it to the landlord, along with the deposit.

The landlord will acknowledge receipt and definitely agree by sending a copy of the rental agreement with his own signature or he will return the deposit if the premises are already rented at the documents' arrival.

e) The tenant will pay at his arrival the balance of the rent, the amount of _____ € to the owner or a mandatory person before taking possession of the premises.

f) In case of non-payment of the due balance at that moment the owner disposes immediately of the premises and the defaulting tenant has no right to any refund.

g) It is formally acknowledged by the tenant that the premises are rented out to _____ adults and _____ children under 18 years. In case of more people both parties decide by mutual consent on the additional charges.

(extra person 10€ per night)

h) Pets are allowed but the animal should not bother the neighbours and should respect the good condition of the premises.

i) It has been agreed on an inventory at the beginning of the rental period

The tenant has to pay for all lost or deteriorated items as it is mentioned in the clause "security deposit" attached to the inventory description

Any cancellation must be notified by registered letter.

A/ Before the beginning of the rental period the down payment belongs to the landlord if the apartment could not have been re-rented during the same period for the equal price.

B/At the beginning of the rental period (or the following 24 hours, the deposit remains the owner's property who has the right to claim the balance.

C/ If the lessee doesn't show up during the 24 hours following the initial arrival date indicated on the present agreement, the present agreement becomes void, the deposit remains the owner's property and he is entitled to claim the balance, the owner disposes of the premises.

D/ In case of cancellation by the owner, he will pay back the double amount of the deposit he had received earlier.

SECURITY DEPOSIT

The amount of **300 €** has to be paid by the tenant before entering the premises.

Generally, it will be reimbursed within 10 days after his departure.

In case of loss or damage caused by the tenant to the premises and rented items, as well as the cleaning, the amount of this deposit will be reduced by the necessary costs for repairing and replacing with receipt and proof of purchase by the proprietor and this within maximum 2 month.

Insurances: The tenant declares that his personal insurance policy covers all the risks of seasonal renting (generally includes in the comprehensive insurance of your main residence)

Each party promises to comply with the clauses of the present agreement and to respect them.

In case of litigation between the parties, the law court of the proprietor's residence will adjudicate the facts.

The present agreement is drawn up in **TWO COPIES**

Place and date: _____

Landlord (signature) _____

Tenant (signature) _____