

Lease furnished

<u>Between the landlord</u>	<u>and the Tenant</u>
<p>Ms. ROGER 694 chemin des Veys 83390 CUERS</p> <p>Tel : +33 6 77 76 29 94</p>	<p>Mrs. Ms. M.:</p> <p>Adress :</p> <p>.....</p> <p>Post code: Town :</p> <p>Country :</p> <p>Tel :</p> <p>Mobile number :</p> <p>Email address :</p> <p>Number of adults: Number of children :</p>

<u>Rental T3 St Clair loggia</u>	
<p>Chemin de la Cascade Résidence de Saint Clair Bât. B1 parking private n° 46 83980 LE LAVANDOU</p> <p>E-mail : karine.roger@les12sables.com Visit the apartment via internet : https://www.les12sables.com/</p>	<p>T3 comfortably furnished, kitchen, living room, 2 bedrooms, bathroom, wc, terrace with garden and private parking in a quiet location. Maximum capacity 6 personnes.</p> <p>Living area 50 m² Number of rooms: 02 Number of double beds : 03</p> <p>No pets allowed.</p>

The owner or his authorized agent, rents :

From/...../20..... at 3PM to/...../20..... at 11AM.
 The amount of the rent is set at€ for the entire stay.
 The price includes all utilities (water, electricity, condo fees etc. ...).
 The rental price does not include the provision of linen (towels, sheets 140 x 200 cm)
 A deposit of€ will be asked upon arrival in addition to the balance of€
 The deposit will be refunded upon departure or held for a maximum period of 2 months after your departure with a deduction for any repairs or damage, loss of objects, etc...

TAX : The tax is applicable for all stays between 01/01 and 31/12. Calculation: 0.99€ per person per day from the day of arrival and for the stay. Children under 18 are exempt. This tax is payable in full on arrival by cheque made payable to ROGER Karine. For you, it amounts to€ payment on arrival.

OPTION stick the box if required (payment on arrival)	High chair : 10€	Amount : 1	cost : €
	Optional end of stay cleaning : 48€	Amount : 1	cost : €
	All bed linen for a double bed : 12€	Amount :	cost : €
	2 towels and 2 flannels : 4€	Amount :	cost : €
		Total : €

The reservation will be effective upon receipt to our address :

- Of this contract dated, and signed with the mention "read and approved". Please also sign the Rental.
- A deposit amounting to€

Warning : Cheques are accepted (payable to the owners) if your bank is located in France. If your bank is located outside France, payment by bank transfer is required. If you pay by cheque drawn on a Bank outside France, a charge of **12€** will be made, additional bank fees will be directly added to your balance.
 The owner accepts cheques in his name as agreed with the tax authorities.

There are two copies of this contract.
 The Tenant acknowledges having read the rental conditions issued along with this contract.

Dated/...../20..... à La Farlède. Owner: Miss ROGER	Dated/...../..... at
	The Tenant: (signed with the mention "read and approved")

Rental Conditions

GENERAL PROVISIONS

The Tenant will in no circumstances invoke any right to maintain occupancy at the expiration of the lease period initially specified in this contract, except with the owners consents. No modification will be accepted in writing the contract without the agreement of both parties.

PAYMENT

The reservation takes effect once the owner is in receipt of a copy of this contract signed and accompanied by an advance payment (30% of total cost) of stay.

The balance of the rent will be paid on day of arrival.

If the tenant delays his arrival, he shall notify the owner in advance and send him the balance of the rent from the start of the lease initially specified.

DEPOSIT (OR GUARANTEE)

The amount of deposit will be equivalent to a maximum of € 500.00. It must be paid on taking possession of the rented premises and covers loss, damage, furniture or other.

In general, (when the tenant vacates the premises at the time stipulated in the contract or at a time convenient to the owner), it will be returned to the tenant upon checkout (after inventory), or at most two months after the departure date, less the amount of repairs for damage, loss of objects, etc ... If the deposit is insufficient, the contractor undertakes to make up the sum after the inventory. The deposit shall in no way be taken as part payment of rent.

USE OF PREMISES

The tenant should respect reasonable noise levels.

On departure, the tenant agrees to leave the premises as clean as found on arrival if no household option was taken.

All equipment in the inventory should be in its correct place.

The Tenant undertakes to perfectly maintain all sanitary, electrical and heating facilities. All necessary repairs from negligence or poor maintenance during rental will be borne by the Tenant.

No rental to third parties without the prior agreement of the owner.

Subletting is prohibited to the lessee under any pretext whatsoever, even for free and will result in termination of contract. The full amount of rent retained by or due to the owner.

Demised premises are in residential use temporary holiday, excluding any occupation, trade or craft of any kind whatsoever.

The installation of tents or caravans parked on the grounds of the rented premises and on the field is forbidden.

The owner will provide accommodation in accordance with the description stated and will maintain them in good order. Possession of the premises is between 3PM and 6PM Saturday and vacated before 11AM on Saturday or at a time convenient to the owner, after inventory.

SPECIAL CASES

The number of tenants can not exceed the maximum capacity stated on the contract (4 persons). The Owner reserves the right to charge € 250 per week per extra person.

STATE INVENTORY

The inventory and inventory of furniture and fittings will be made at the beginning and end of stay by the landlord and tenant. If unable to conduct the inventory on arrival, the tenant will have 24 hours to check the posted inventory and inform the Landlord of any discrepancies. After this period, the rental property will be considered free of damage on arrival by the Tenant.

In case of non-conducting state of play at first, due to time of departure other than that specified in the contract and inconsistent with the timetable, the owner will unilaterally carryout the inventory at this time planned, and will return the deposit within one week of departure, in the absence of degradation and subject to good restoration places. If the Landlord observes any damage, he must notify the tenant within one week.

Consequently, there will be a maximum period of two months after the date of departure to repay the deposit, less any damage, loss of objects, etc. ... With regard duly noted deteriorations, there will be a deduction from the security deposit which shall be determined by mutual agreement between the owner or his representative and the tenant. In case of dispute, an estimate will be done by a professional or an authorized agency, requested by the tenant before departure or, failing that, by the owner when the inventory output. In this case, the deposit will be refunded to the tenant by mail within two months, less the amount of work estimated by the estimate.

ANIMALS

The presence of pets, without the owner's permission, will result in immediate termination of this contract.

CONDITIONS OF CANCELLATION

All cancellations will be notified by sending a registered letter with return receipt.

1. If the Tenant does not appear on the day of arrival or if you cancel 21 days or less before the date of arrival: the deposit is non refundable and the total remaining amount is owed by the leasee.
2. Between 22 and 42 days before date of arrival: the deposit the will is non refundable.
3. Between 43 and 60 days before arrival date of the trip deposit remain with the owner and will only be returned if the property is rented for the same period and at the same price.
4. Beyond 61 days before arrival date full refund.
5. In the case of a reduction in the number of nights there will be no refund on unused portions of the reservation.

In case of cancellation of the rental by the owner: a transfer of double the amount of the deposit will be made with notification or notification of said cancellation.

INTERRUPTION OF STAY

In the event of early termination of the stay by the tenant, and if the owner's liability is not questioned, there will be no refund, except for the deposit under the conditions specified above.

INSURANCE

The tenant is required to take out personal liability insurance.

DISPUTES OR CLAIMS

In case of complaints and the absence of agreement between the landlord and the tenant, any dispute may be submitted to the competent courts.