

RENTAL AGREEMENT : "Le Cabanon de la Plage"

Between the owner:

Mrs. Marylène ALLEMAND

19, Chemin Fin de Siècle
34 300 GRAU D'AGDE
Phone: +33.6.13.17.47.12

And the renter:

Mr. /Mrs:

First name:

Address:

.....

Email:

Phone:

Dear Sir, Madam,

The following rental agreement concerns the property located at 32, chemin des Camarines 34 300 AGDE. The rental agreement will begin on and end on for a total amount of €..... (all charges included).

The 55 sq.m accommodation includes:

- 1 bedroom with 1 double bed (160 cm) + wardrobe + duvet and pillows (linen not provided);
- 1 bedroom with 2 single beds (90 cm) + wardrobe+ duvet and pillows (linen not provided);
- 1 living room/kitchen with 2 sofas bed (2 x 90cm), 1 television, 1 fully-fitted kitchen (fridge/freezer, dishwasher, microwave oven, traditional oven, induction cooker, filter coffee-maker, toaster, kettle, kitchenware, and dishes for 6 persons), 1 worktop/table + 6 chairs/stools;
- 1 bathroom with a walk-in shower, a washbasin, a heated towel rail; and a washing machine
- 1 separate toilet with washbasin
- 1 broom cupboard with cleaning kit
- 1 outdoor area with 1 table + 6 chairs, 2 deckchairs, 1 barbecue, clothesline, outside shower

List of the people who will live in the premises:

1/ First name, surname: Age:

2/ First name, surname: Age:

3/ First name, surname: Age:

4/ First name, surname: Age:

5/ First name, surname: Age:

6/ First name, surname: Age:

Arrival/Departure:

Check-in is on Saturday afternoon after 4 p.m., and check-out is the following Saturday between 8 a.m. and 10 a.m. The owner and the renter will come to a common agreement on an arrival and departure time together.

General Terms:

Under no circumstance shall the renter claim the right to remain in the property once the rental period initially agreed to in this contract comes to an end unless the owner gives his prior consent. Only the people mentioned above are permitted to occupy the accommodation. Other people shall not be permitted to join this party unless the owner has given his prior consent.

Use of the Property:

The renter shall occupy the rented accommodation and use the furniture and amenities with care in conformity with its intended usage. He/she shall be responsible for any deterioration or loss that could occur over the term of this agreement.

The renter shall care for the accommodation and return it as clean as he/she found it upon arrival. He/she is required to restrain from making any noise that may disturb the neighbourhood. He/she shall not seek any legal recourse in the event of theft in the rental property. He/she shall comply with the maximum number of people allowed to live in the accommodation according to the given description.

Security deposits:

The amounts of the security deposits to be paid at the moment of the key handover are:

- 600 € for the furniture and amenities
- 70 € for the cleaning service

If the outgoing inventory of fixtures and fittings is satisfactory and if no deterioration or malfunctioning appliance is reported within 72 hours, the renter will see the deposit reimbursed 3 days after the departure at the latest. In the event of loss or damage caused by the renter, the replacement fees necessary to cover the rehabilitation cost will be withdrawn from the deposits upon the owner's presentation of supporting documents.

Inventory of fixtures:

The inventory of fixtures and fittings will be given to the renter upon arrival. The tenant will inform the owner within 24 hours after handing over the keys, of any damage or malfunction that he might notice.

Payment:

The booking shall be effective once the owner receives a copy of the agreement signed, and the payment of the deposit, which represents 30 % of the rate. The balance is due as follows:

- Reservation via Homeaway websites; Airbnb; Holidayslettings; etc...: the balance should be paid 30 days before arrival by credit card, directly via the website. The website will also collect the tourist tax which it will transfer directly to the town of Agde.
- Reservation made directly with the owner: the 30% deposit is payable either by bank cheque or bank transfer. The balance will be paid on arrival, either by cheque or cash; or by bank transfer (in the latter case, the payment should be done minimum 3 days before arrival, to be effective). The tourist tax will also be payable on arrival (2.53 € per adult person and per night)

Bank details for transfers:

SOCIETE GENERALE

34300 AGDE

Marylène ALLEMAND

IBAN: FR76 3000 3003 3100 0506 6624 890

BIC/SWIFT: SOGEFRPP

Cancellation Policy:

Signing the agreement irrevocably commits the two parties. Any cancellation by the renter must be notified by a registered letter. In this case, the deposit will not be reimbursed. Similarly, if the renter does not come on the agreed arrival date and up to 24 hours later without notification, the owner may cancel the reservation.

Insurance Policy:

The renter is required to insure the accommodation while it is rented. It is his/her obligation to make sure that his/her main residence insurance policy provides a holiday extension (for holiday rentals). If it is not the case, he/she must ask the insurance company for an extension of the cover plan or subscribe to a separate holiday rental insurance. An insurance certificate or a sworn statement may be asked upon arrival.

Release from responsibility for the bikes and sport material:

Bikes are given to the renter free of charge, and such, the renter declares to be aware that to cycle is a risky activity, being able to pull risks of accidents, wounds, or deaths. By using these bikes, the renter accepts with full knowledge of facts, to support the risks inherent to this activity; and makes a commitment, as well as his family and friends, to respect the safety instructions of the traffic rules. The renter unloads the owner of any responsibilities in the event of an accident or other.

This agreement is available in 2 copies and settled between:

The owner:

Mrs. Marylène Allemand

Date:

Signature:

The renter:

Full name:

Date:

“Read and approved” + signature: