

SEASONAL RENTAL CONTRACT

Between the owner:

Last name: **LEBRUN** First name: **Michel**

Address: **LA RESERVE, Le clos de la Réserve, 37130 CINQ-MARS-LA-PILE**

and the tenant:

Last name: **DUPONT** First name: **Jean**

Address: **3 rue du bac, 75007 PARIS**

For **5** people including:

- **2** adults
- **2** children 2-14 years old
- **1** children under 2 years old

A seasonal rental has been agreed for the period from **01/07/2000** to **15/07/2000**

Rental address: **LA RESERVE, Le clos de la Réserve, 37130 CINQ-MARS-LA-PILE**

Rental description : Independent building for 120 sqm, which can accommodate five people.

It is composed of:

- A fully equipped kitchen
- A large living room with a wood stove
- A 2-person bedroom with a queen-size bed (160 cm) with private shower room
- A 3-person bedroom with three beds (90 cm) with private shower room
- A large south-facing patio with a garden furniture
- Shared with the owner :
 - A garden for 5 000 sqm
 - A Petanque field
 - A heated swimming pool of 8 x 4 m, in service from June to September

Equipment:

• Cooker	• TV	• Closed car park
• Microwave	• Internet	• Garden furniture
• Fridge	• Baby cot	• Barbecue
• Nespresso machine	• High chair	• Swings
• Dishwasher		• Badminton net
• Washing machine		• Petanque ball

Information:

- Arrival time: 4 p.m.

- Departure time: 11 p.m.
- Sheets and towels provided (pool towels non-provided)
- Pets not allowed
- Non-smoking cottage

Price of the stay: **1 900 €** charges included, excluding the tourist tax which must be paid when the keys are handed over.

This price includes the option "cleaning at the end of the stay" for an amount of **50 €**.

A deposit of **475 €** must be paid by the tenant when booking on **12/05/2000**.

The balance of **1 425 €** must be paid no later than 10 days before the date of delivery of the keys, ie **20/06/2000**

A security deposit of **200.00 €** for the rental must be paid by the tenant on the day of handing over the keys, i.e. **01/07/2000**.

I, Jean DUPONT, declare that I accept the terms of the contract, after having read the Terms and conditions set out below.

Done at **CINQ-MARS-LA-PILE** on **12/05/2000**

The owner

approved

The tenant

Read and

Terms and conditions

Article 1 : These rental terms and conditions relate to the rental of the property described in the first part of this contract.

Article 2 - duration of stay: The tenant signing this contract concluded for a fixed period may not in any circumstances claim any right to remain in the premises at the end of the stay.

Article 3 - conclusion of the contract: The reservation becomes effective as soon as the tenant has sent the owner the deposit indicated in the first part of this contract, as well as a copy of this contract signed before the date indicated. A second copy is to be kept by the tenant.

The rental concluded between the parties to the present contract may in no case even partially benefit third parties, natural or legal persons, unless the owner agrees in writing.

Any violation of this last paragraph could result in the immediate cancellation of the rental at the expense of the tenant, the rental proceeds remaining definitively acquired by the owner.

Article 4 - cancellation by the tenant: Any cancellation must be notified to the owner, by registered letter with acknowledgement of receipt

- a) cancellation before arrival at the premises:
The deposit remains with the owner. The owner may request the balance of the amount of the stay, if the cancellation occurs less than 30 days before the scheduled date of entry into the premises. If the tenant does not appear within 24 hours of the arrival date indicated on the present contract, this contract becomes void and the owner can dispose of his lodging. The deposit also remains with the owner who will request the balance of the rental.
- b) if the stay is shortened, the rental price remains with the owner. There will be no refund.

Article 4bis - special coronavirus health crisis: If the decisions of the authorities do not allow the tenant to join the rental, article 4 will not apply and your stay will be canceled and all sums paid will be fully refunded.

Article 5 - cancellation by the owner: The owner refunds the tenant all the sums paid in advance.

Article 6 - arrival: The tenant must arrive on the day specified in the time slot mentioned on this contract. In the event of late or delayed arrival, the tenant must notify the owner.

Article 7 - payment of the balance: The balance of the rental must be paid **10 days** before entering the premises.

Article 8 - inventory: An inventory is drawn up jointly and signed by the tenant and the owner or his representative on arrival and departure from the rental. This inventory is the only reference in the event of a dispute concerning the inventory.

The state of cleanliness of the rental upon arrival of the tenant must be noted in the inventory. The cleaning of the premises in normal use is the responsibility of the tenant. It will be the responsibility of the owner if the option "cleaning at the end of stay" has been chosen by the tenant. **In the event of abnormal use of the premises, or exceptional soiling, the amount of the cleaning costs will be billed to the tenant, even if the option "cleaning at the end of the stay" has been retained by the tenant.**

Article 9 - security deposit: On arrival of the tenant, a security deposit the amount of which is indicated in the first part of this contract is requested by the owner. After the contradictory establishment of the inventory of fixtures, this deposit is returned, minus the cost of restoration of the premises if degradations were noted.

In the event of early departure (earlier than the time mentioned on this contract) preventing the establishment of the inventory on the same day of the tenant's departure, the security deposit is returned by the owner within a period not exceeding two weeks.

Article 10 - use of the premises: The tenant must ensure the peaceful nature of the rental and make use of it in accordance with the destination of the premises.

Article 11 - capacity: This contract is established for a maximum capacity of people. If the number of tenants exceeds the accommodation capacity, the owner can refuse additional persons. Any modification or breach of the contract will be considered on the initiative of the tenant.

Article 12 - animals: Animals are not allowed. In case of non-compliance with this clause by the tenant, the owner can refuse the stay. In this case, no refund will be made.

Article 13 - insurance: The tenant is responsible for all damages arising from his deeds. He is required to be insured.

Article 14 - payment of charges: The charges for water and electricity are included in the rental price, for normal use. In the event of abnormal use, charges may be billed to the tenant.

Article 15 - disputes: Any complaint relating to the rental will be dealt by the competent court