

## SEASONAL LOCATION CONTRACT

Between the undersigned :

Messrs. Alexandre and Adrien PELON, residing at 75014 PARIS, 6 rue Hallé (Tel: +33 1 43 27 60 23 - location.arc1800@free.fr) hereinafter referred to "lessor" on the one hand,

et M.....  
living in .....  
.....  
hereinafter referred to as "tenant", on the other hand,

It was agreed and agreed as follows:

The lessor gives rent to the tenant, who accepts, the furnished premises located at 73 700 LES ARCS 1800 Residence GRAND'ARBOIS studio 713, according to downloadable inventory on the website « [https://www.location7337.com/wp-content/uploads/Inventaire\\_Savoie.pdf](https://www.location7337.com/wp-content/uploads/Inventaire_Savoie.pdf) ».

### ***DURATION OF SEASONAL RENTAL***

This lease is granted for a period of ..... days,  
from Saturday ..... at 17 pm  
to end on Saturday ..... at 10 am.

### ***NUMBER OF OCCUPANTS***

This lease is granted for ..... occupant (s) of which ..... occupant (s) 18 years and older. This number of occupants 18 years and more will be indicated for the calculation of the tourist tax (See Article 4).

### ***RENT***

The amount of the rent is ..... €. The tenant undertakes to pay, on the day of the signature of this contract, a deposit of ..... €, corresponding to half of the rent; the balance must be imperatively paid 20 days before the provision of the premises, under penalty of termination of these, without compensation.

### ***KEY RELEASE TIMES***

Handing over the keys will be to « **LA CONCIERGERIE DES MONTAGNES** » according to the conditions stipulated on the document "authorization to deliver the keys" which will be sent after payment of the deposit.

For the delivery of the keys, the tenant will have to contact « **LA CONCIERGERIE DES MONTAGNES** » a week before his arrival and to agree on a place and a time of appointment.

### ***TERMS RESERVATION***

The reservation will take effect upon receipt at the address of the lessor of:

- a copy of this contract dated and signed with « read and approved »
- a "resort" insurance certificate
- a deposit of 50% of the rental, plus the tourist tax (See Article 4), payable by credit transfer, made out to « Alexandre et Adrien Pelon ».
- a security deposit of 800 € to be paid by credit card imprint, or failing that, a bank check drawn on an account located in France payable to « Alexandre et Adrien Pelon » (See Article 2)

## ***RULES***

### **Article 1: Terms and conditions.**

This lease is subjected to the following charges and conditions that the tenant undertakes to perform:

- occupy the premises only in a bourgeois way, the exercise of any profession being forbidden, the tenant recognizing that the premises covered by this contract are rented to him only as a temporary and recreational residence ;
- cannot rent the rented premises ;
- to insure the premises entrusted to him or rented against the rental risks, theft, fire, water damage and the recourse of neighbours and make sure the furniture given for rent ;
- He must therefore check whether his main housing contract provides for resort extension (vacation rental). In the contrary hypothesis, he must subscribe the necessary extension, all flights, in the period of hiring, being at the expense of the tenant.

The tenant may not in any case claim any right of retention in the premises at the end of the period initially provided for in the contract.

The tenant will enjoy the rental in a peaceful way and make good use of it, according to the destination of the place.

The tenant must be of age at the conclusion of the contract, and will be responsible for the occupants of his / her head.

The rental cannot in any case benefit third parties.

### **Article 2: State of play / Deposit or security deposit.**

In consideration of the quality of the service provided, the tenant must pay, on the day of the reservation, a sum of 800 € as a security deposit to respond to any damage he may cause to the apartment and its furniture.

The day of entry, the tenant agrees to check the furniture in the apartment, whose list is downloadable from the website « [https://www.location7337.com/wp-content/uploads/Inventaire\\_Savoie.pdf](https://www.location7337.com/wp-content/uploads/Inventaire_Savoie.pdf) », and give the signed list to « LA CONCIERGERIE DES MONTAGNES » less than 24hours after the entry.

If the tenant notices any anomaly, and/or in the event of deterioration or breakage, he must immediately inform "LA CONCIERGERIE DES MONTAGNES" or the lessor to obtain replacement and/or repair.

Otherwise, the tenant will be held responsible for any damage or breakage that will be noted at the end of the contract.

In addition, during the stay, the tenant must replace any damaged furniture (breakage, chipping, crack, etc.), with "AMSA" - located in the village of Villards in the Commercial Gallery next to the cooperative -: <https://amsa-lesarcs.com/amsa-magasins.html>.

The tenant must inform "LA CONCIERGERIE DES MONTAGNES" and the lessor of any anomaly and (or) any deterioration due to his behaviour or that of the persons accompanying him, in writing (mail or letter).

The deposit will be returned within a maximum period of two months from the end of the contract—unless it has not been possible to obtain an estimation of the work - where applicable, after deduction of the amount of repairs and damages for deprivation of use and loss of rent caused by significant deterioration of the apartment.

The tenant accepts that the amount of the deductions will be based on the purchase invoices for the replacement items or on the work invoices to repair the damage, without application of any obsolescence coefficient.

### **Article 3: Household**

The tenant undertakes to clean the house when he leaves the premises.

The inventory of fixtures of the apartment will be drawn up **contradictory** with « **LA CONCIERGERIE DES MONTAGNES** » upon delivery of the key fields.

If the household is not considered satisfactory, the tenant will have to pay a sum of 70 Euros to the owner. If the household was not done at the departure of the tenant and if this one did not ask for household with our provider, an emergency household of 120 Euros will be charged to him (70 Euros of household standard + supplement of 50 euros).

Otherwise the owner will cash the deposit check on which he will charge the household expenses.

### **Article 4: Visitor's Tax**

The tenant agrees to pay the lessor when booking a visitor's tax that the latter will pay to the town of BOURG SAINT MAURICE. This tax is calculated based on the number of occupants 18 years and older, and on the number of days of occupancy, at 0,99 € per occupant per night.

Example: for a family of 4 from 18 years old and more making a stay of one week from Saturday to Saturday, the visitor's tax will be 27,72 € (4 x 7 x 0.99 €).

### **Article 5: Animals**

Pets are not allowed. Their presence would result in the immediate termination of this contract.

### **Article 6: Interruption of stay**

In case of early termination of the stay by the tenant, and if the responsibility of the lessor is not questioned, there will be no refund, except that of the deposit in the conditions specified in Article 2.

### **Article 7: Sheets and blankets**

The tenant undertakes to use sheets and pillowcases at his residence to protect the bedding put at his disposal, the cleaning of which will be charged to him in case of non-compliance with this obligation, and the cost will be charged to the security deposit.

Done in Paris on .....

The lessor,

The tenant,

Signature

Signature preceded by the written mention  
« Read and approved »