

**SEASONAL LOCATION CONTRACT
TOTAL OR PARTIAL**

Between the undersigned :

Mr. Jacques PELON, and Mrs. Marie PELON, residing at 6 rue Hallé 75014 PARIS (Tel: 01 43 27 60 23 – lacouleedesrobins@gmail.com hereinafter referred to as « the lessor », on the one hand,

and M.....

living in

.....mail address

hereinafter referred to as « the lessee », on the other hand,

The following was agreed and decided:

The lessor rents to the lessee, who accepts, the goods designated below, located at the place called LES ROBINS, 37 340 CONTINVOIR, 383 Rue du Laye.

DESIGNATION (1)

Total rental (8 people maximum)

Furnished main house including:

- on the ground floor, entrance, WC, laundry room, a large living room with insert fireplace, open fitted kitchen, **a double bedroom, bathroom with WC,**
- on the 1st floor, hallway, a dormitory (4 beds), WC, bathroom, library with wood stove, a master bedroom with dressing room and bathroom with WC.

Partial rental (6 people maximum)

Furnished main house including:

- on the ground floor, entrance, WC, laundry room, a large living room with insert fireplace, open fitted kitchen,
- on the 1st floor, hallway, a dormitory (4 beds), WC, bathroom, library with wood stove, a master bedroom with dressing room and bathroom with WC.

In all cases enjoyment:

- a storage room located in the outbuildings housing the equipment provided (garden furniture, barbecue, outdoor games).
- a garden demarcated, for security reasons (Attention, pond and apiary beyond), by white and red chains and a screen separating it from the neighboring property.

(1) Check the box in front of the chosen option

DURATION OF RENTAL

This rental is granted for a period of days,
from at 5 p.m.
to end on at 10 a.m.

NUMBER OF OCCUPANTS

This rental is granted for occupants, including occupant(s) aged 18 and over (this number of occupants aged 18 and over will be indicated for the calculation of the tourist tax (See Article 4).

RENT (2)

Flexible offer (total or partial rental)

The amount of the rent is €. The lessee undertakes to pay, on the day of signing this contract, a deposit of€, corresponding to half of the rent; the balance must be paid 20 days before the premises are made available, under penalty of termination of these presents, without compensation.

Non-refundable offer (total or partial rental)

The amount of the rent is €..... which the lessee undertakes to pay, on the day of signing this contract, in full, on pain of termination of the present contract, without compensation.

(2) Check the box in front of the chosen option

EXPENSES

The lessee undertakes to pay, in addition to the rent, cleaning costs, linen rental costs, as well as bank transaction costs, the amount of which was indicated to him during the reservation.

The price of the night includes heating charges of €20 per day.

In the event of an excess duly justified by the reading of the COZYTOUCH heating application, a supplement may be collected corresponding to the excess consumption observed, increased by transaction costs, and charged to the security deposit.

TERMS OF TAKING POSSESSION

The terms of taking possession will be sent to the lessee by email via a WELCOME GUIDE a few days before the effective date of this rental.

The entrance code to the main house and any other useful information will also be sent by email later.

BOOKING CONDITIONS

The reservation will take effect upon receipt of the following elements:

- a copy of this contract dated and signed with the words « read and approved »
- a « resort » insurance certificate
- a deposit of 50% of the rental for flexible offers or the entire rental for non-refundable offers, increased by the tourist tax (See Article 4), to be paid by credit card, or failing that by bank check drawn **on an account located in France** payable to Jacques and Marie Pelon or by transfer (IBAN: FR76 3000 4019 6000 0018 7707 655 / SWIFT: BNPA FRPP XXX).
- a credit card imprint, or failing that, a bank check drawn **on an account located in France** payable to « Jacques and Marie Pelon » or by transfer (IBAN: FR76 3000 4019 6000 0018 7707 655 / SWIFT: BNPA FRPP XXX), for the payment of the security deposit of €1,500 (See Article 2)

TERMS OF CANCELATION

The rental is, depending on the option chosen by the lessee, refundable or not in the event of cancellation.

If you opt for a « non-refundable » reservation, only services not yet invoiced by the partners will be reimbursed.

If you opt for a « refundable » reservation, the amounts paid will be refunded under the following conditions:

- 100% in the event of cancellation of the reservation at least 30 days before the arrival date,
- 50% in case of cancellation between 15 days and 29 days before the arrival date

In the event of cancellation from the 14th day before the arrival date, no refund will be made, except for the cost of services not yet invoiced by the partners.

In all cases of cancellation, bank transaction fees already charged by the partner will not be refunded.

REGULATIONS

Article 1: General conditions.

This rental is made under the following charges and conditions which the lessee undertakes to fulfill:

- occupy the premises only in a bourgeois manner, the exercise of any profession other than intellectual being prohibited, the lessee recognizing that the premises covered by this contract are only rented to him as a temporary residence;
- not being able to sublet the rented premises;
- **to insure the premises entrusted or rented to it against rental risks, theft, fire, water damage and claims from neighbors and to insure the furniture given for rental.**
He must therefore check that his main residence contract provides for the resort extension (vacation rental). If not, he must take out an extension covering all theft and damage during the rental period.

The lessee may under no circumstances claim any right to remain in the premises at the end of the period provided for in the contract.

The lessee will enjoy the rented property as a good father.

The lessee must be of legal age when entering into the contract, and will be responsible for any occupant under his or her control.

The rental cannot under any circumstances benefit third parties.

Article 2: Inventory / Security deposit or deposit.

Taking into account the quality of the service provided, the lessee must remit or pay to the lessor, according to the terms chosen by the latter, when booking, a sum of €1,500 as a security deposit to cover any damage that could occur. be caused to the rented real estate and/or to the movable property filling it.

If, upon taking possession, he notices any anomaly, and (or) in the event of damage or breakage to an object or piece of equipment, he is required to notify the lessor **within 24 hours**.

Failing this, the lessee will be held responsible for any damage or breakage noted upon leaving the premises.

The lessee also undertakes to report, upon leaving the premises, to the lessor by email only, any anomaly and/or deterioration of any kind which may be caused by him or by the people accompanying him.

The security deposit will be returned or released within a maximum period of two months from the release of the rented premises - unless it is impossible to produce an invoice for the work to repair any damage within this period -, deducting, where applicable, the sums owed by the lessee for repairs and possible loss of use caused by significant damage.

In this regard, it is expressly agreed that the deductions will be calculated on the basis of purchase invoices for replacement items or invoices for work to repair damage, without application of any obsolescence coefficient.

Article 3: Household

The lessee undertakes to maintain the premises in a good manner and to return them in good condition when leaving the premises.

He also undertakes to store the equipment made available to him in the premises allocated for this purpose.

The cleaning fee, invoiced when booking, corresponds to a service following normal use of the premises. However, it does not include taking out the trash, washing dishes and putting them away (including the dishwasher), clearing the fridge, cleaning the barbecue, etc.

If the lessor notices upon leaving the premises that they have not been used normally and require additional cleaning, he will charge the lessee the cost of the resulting partner's service, upon presentation of the invoice, increased if necessary. bank transaction fees. Everything will be deducted from the security deposit.

Article 4: Tourist tax

The lessee undertakes to pay the lessor a tourist tax when booking, which the latter will pay to the municipality of CONTINVOIR. This tourist tax is calculated based on the number of occupants aged 18 and over, and the number of days of occupancy, at a rate of €0.77 per occupant per night (2024 rate).

Example: for a family of 4 people aged 18 and over staying for a week from Saturday to Saturday, the tourist tax will be €21.56 (4 x 7 x €0.77).

Article 5: Animals

Animals, even pets, are not allowed. Their presence would result in the immediate termination of this contract.

Article 6: Interruption of stay

In the event of early termination of the stay by the lessee, and if the lessor's liability is not called into question, no reimbursement will be made, apart from that of the security deposit under the conditions indicated in article 2.

Article 7: Sheets, mattress covers and blankets

The lessor will provide the lessee with bed and bath linen.

If the lessor notices upon leaving the premises that they have been damaged and require replacement, he will charge the cost to the lessee, upon presentation of the invoice, if applicable increased by bank transaction fees. Everything will be deducted from the security deposit.

Done in Paris on the

The lessor,

The lessee,

Signature

Signature preceded by the words
« Read and approved »