

RENTAL CONTRACT GITE DU LIGAL

Madam, Sir,

We are pleased to provide you the reservation of our gite according to the conditions described in this document.

On page 2 you will also find our general conditions to read carefully.

The signature of this rental contract is good for acceptance of our general conditions and our rules of procedure.

We hope that this offer will catch your attention and we send you our sincere greetings.

Your host
Marissa VLUG et Arnaud BECHET

Principal tenant :

Mr/Mrs.

Address :

Phone number :

Description of the gite :

Private area : 95m² with 1 bedroom (open mezzanine) with queen size bed, 1 bathroom with toilet and walk-in shower, 1 kitchen, 1 living room with dining room, 1 sofa bed with 160cm mattress.

Separate entrance.

Outdoor areas: 1 unheated underground swimming pool (9mx4m) with wooden terrace, 1 covered terrace with barbecue, 1 garden

Please note :

- Animals are accepted for a fee;
- Access to the gite and its exteriors by third parties is strictly prohibited.

Family composition :

(The maximum capacity of the gite is 4 people)

Tenant 2 : Mr/Mrs.

Date of birth :

Tenant 3 : Mr/Mrs.

Date of birth :

Tenant 4 : Mr/Mrs.

Date of birth :

Dates of your stay : from ... from 4pm, to ... **2025** until 10am

Price of your stay : ... €

This price includes:

- Bed linen and towels
- Access to the pool and terrace with barbecue
- Negotiated rates on outdoor activities at the Openair sporting base

This price do not include :

- Tourist tax for adults: 6% of the amount of the stay
- End of stay cleaning: 60 €/stay
- Pets: 25€/stay
- The deposit of 500€ (breakage)

Deposit : 500 € (Cheque not cashed)

Owners :

M.BECHET Arnaud et Mme.VLUG Marissa

Lieu-dit Ligal

12270 NAJAC (France)

N°SIRET : 91413425900011

This rental will take effect if we receive at our address or per mail :

- **A copy of this contract dated and signed (the second copy is to be kept by you)**

- **A deposit of ... € to be paid by cheque made out to BECHET VLUG, or by bank transfer.**

The balance of the reservation will be paid at least 2 months before the beginning of the stay by cheque made out to BECHET VLUG, or by bank transfer. If necessary, on site with our agreement.

The tourist taxes of a total of ... € are to be paid on arrival in the cottage or when paying the balance.

I, the undersigned
general conditions on the back of this document.

declare to agree to the terms of the contract, after having read the

I declare that I have taken out for myself and all the occupants a vacation liability insurance in various damages.

The tenant's signature

GENERAL TERMS AND CONDITIONS

Article 1 - This contract concerns the rental of the gite (Gite du Ligal, Lieu-dit Ligal 12270 NAJAC). It is a small semi-detached house with a bedroom 1 open mezzanine room with queen size bed, 1 bathroom with toilet and walk-in shower, 1 kitchen, living room with dining area, 1 sofa bed with mattress 160 cm.

Separate entrance.

Outdoor areas: 1 unheated, in-ground pool with wooden terrace, 1 covered terrace with barbecue, 1 garden.

Article 2 - duration of stay : The tenant signatory to this contract, concluded for a specified period, may not under 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 to the owner the deposit indicated (30% of the total amount of the stay) and a copy of the signed contract. A second copy is to be kept by the tenant.

The balance of the stay will be due 2 months before arrival. If the balance is not paid on time, the reservation is canceled and the owner can put the stay back for sale, without any refund of the deposit.

The lease concluded between the parties to this act **may not in any case benefit even partially to third parties, natural or legal persons, unless the owner has agreed in writing.**

Any violation of this last paragraph would be liable to result in the immediate termination of the lease at the tenant's fault, the proceeds from the lease remaining permanently acquired by the owner.

Article 4 - cancellation by the tenant : Any cancellation must be notified to the owner, by mail or by post.

a) cancellation before arrival on the premises : the deposit remains with the owner. The balance will be due if the cancellation occurs **less than 2 months** before the date of entry into the premises.

If the tenant does not show up within **24 hours** of the arrival date indicated on the contract, this contract becomes null and void and the owner can dispose of his cottage. The deposit is also retained by the owner who will ask for the balance of the rental.

b) if the stay is shortened, the rental price remains with the owner. No refund will be made.

Article 5 - cancellation by the owner : The owner returns to the tenant the full amount paid in advance.

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

Article 7 - payment of balance : The tourist tax of the rental is paid on entry into the premises.

Article 8 - inventory : An inventory is established by the owner and can be consulted in the cottage. The tenant has

24 hours to make any claim. This inventory is the only reference in case of dispute regarding the inventory.

The cleanliness of the cottage on arrival of the tenant must be checked on arrival in the premises. The tenant has 24 hours to make any claim. Cleaning of the premises is at the expense of the tenant (unless the tenant has opted for a cleaning package). **In case of abnormal use of the premises, or exceptional soiling, the deposit cheque may be cashed.**

Article 9 - deposit or security : On arrival of the tenant, a security deposit of 500€ is requested by the owner (deposit cheque only).

This deposit will be returned by mail, or destroyed, within 24 hours, when the owner has noticed no anomaly (breakage, dirt). No inventory in the presence of tenants can be made. Any anomalies or damages, which occur during the stay, must be reported immediately to the owners.

In case of damage, additional costs may be charged within 24 hours, or the deposit cheque may be cashed. The tenant will then be informed by email.

If the damage found exceeds the amount of the deposit, a professional will be able to calculate the damage. The tenants undertake in all cases to cover the full cost of repairs/replacement, through their insurance or, if applicable, by their own means.

Article 10 - use of the premises : The tenant must ensure the peaceful character 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 capacity, the owner may refuse additional people. Any modification or termination of the contract will be considered at the initiative of the client. Also, access to the lodging and its outside to third persons is formally proscribed without prior authorization of the owners in advance.

Article 12 - pets : Please contact us in advance if you wish to stay with your pet. A supplement of 25 €/stay may be requested. The owner may refuse the stay if the tenant has not informed of his wish to bring an animal, without any refund possible.

Article 13 - insurance : The tenant is responsible for all damages arising from his or her actions. He or she is obliged to be insured. The owner also has insurance in RC resort various damage . In the event that the tenant wishes to take his pet, it will be necessary for his insurance to cover the damages related to the damage done by his animal.

Article 14 - payment of charges : Water and electricity charges are included in the rental price, for normal use. In case of abnormal use, charges may be charged to the tenant.

Article 15 - bad weather : The owners cannot be held responsible for bad weather during the stay, and the consequences that can cause (temperatures or use of swimming pool for example). No commercial gesture may be made.

Article 16 - disputes : Any claim relating to the rental will be dealt with by the competent court.