

**RENTAL CONTRACT
FOR FURNISHED HOLIDAY COTTAGE
exclusively for habitation**



BETWEEN:

Vincent Bonnin, residing at La Closerie de la Beyne, 24440, Naussannes, hereinafter referred to as "the owner".

AND:

_____ hereinafter referred to as "the tenant", it was agreed that: the owner rents the premises below to the tenant who accepts them under the conditions defined in this contract.

HOLIDAY COTTAGE:

Self contained accommodation named "LE VERGER / LA GRANGE", located in NAUSSANNES (24) La Beyne whose facilities are described in Appendix I of this contract.

CONDITIONS

LENGTH OF STAY (non-renewable except by the agreement of the lessor):

_____ nights, starting on _____ and ending on _____.

NUMBER OF OCCUPANTS:

_____ adults, _____ children.

RENTAL RATE:

€ _____

DEPOSIT (25%): (non refundable, payable in advance on signing this contract)

€ _____

TERMS OF PAYMENT:

By cheque or bank transfer (see Appendix II for bank details)

25% non refundable deposit upon booking (signature of the contract)

The balance, one month before the start date of the stay

A security deposit upon entering the premises (see Appendix II)

EXTRA INFORMATION:

Further information concerning the hiring constitutes Appendix II of this contract.

The tenant acknowledges having in his/her possession the general rental conditions as well as the Appendices I and II, and accepts them.

N.B. The tenant has a reflection period of seven days from the receipt of this contract. After this time, the reservation option will be cancelled.

Signed in Naussannes, on _____ with two copies, of which one is given to each party.

THE OWNER Read and approved	THE TENANT Read and approved
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APPENDIX I

LE VERGER:

This 4-star holiday house sleeps six to eight people and measures 115m²

The ground floor has:

- A kitchen/dining area which is fully equipped with gas hob and extractor fan, combined oven and microwave, dishwasher, fridge-freezer
- A large living area with TV (satellite), stereo, wood burning stove for the winter, desk, library, two large couches (one is a sofa bed) and south-facing sliding doors to the private outdoor terrace
- Toilet with hand basin
- One king-sized bedroom with a cot plus en-suite bathroom with heated towel rail
- Outdoor dining furniture, a BBQ and deck chairs are also provided for the outside area

The upstairs has:

- One bedroom with two large single beds (that can be joined as a double)
 - One bedroom with a standard double bed
 - Separate toilet
 - Bathroom with heated towel rail and a laundry area with washing machine and tumble drier
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LA GRANGE:

This 4-star holiday house sleeps eight people and measures 120m²

The ground floor has:

- A fully equipped kitchen (gas hob and extractor fan, combined oven and microwave, dishwasher, fridge-freezer)
- A large dining room
- A living area with comfortable furniture, TV (satellite), stereo that opens into, or can be separated by sliding doors from
- A large salon or twin bedroom with desk and library
- One king size bedroom with a cot
- A bathroom with heated towel rail
- Separate toilet
- A private terrace with outdoor dining furniture, BBQ and deck chairs

The upstairs has:

- One bedroom with two single beds (that can be joined as a double)
- One double bedroom
- Separate toilet
- Spacious bathroom with heated towel rail and a laundry area with washing machine and tumble drier

APPENDIX II

Conditions and other services available during the stay (valid until 31/12/18)

* Extra person above agreed occupancy: €35 per night for "LE VERGER"

** Supplementary charges for heating in winter (Oct - March)

- Pets are not allowed
- No smoking inside all buildings on site

Terms of payment:

- In Euros by cash, cheque or bank transfer.

Cheques payable to: SARL LA CLOSERIE DE LA BEYNE
Bank transfers to: IBAN - FR76 1240 6000 2500 1430 0520 104
(with your surname as reference)

- 25% non refundable deposit due at booking (upon signing and returning this contract)
- The balance, due one month before the start of the stay

Security deposit payable on entry to the premises:

- €300 to be refunded within a maximum of 15 days from the end of your stay

Discounts available:

- 5% on the second week
- 10% on the third week

Local tourist tax (**included** in prices):

- Based on the classification and the accommodation capacity
- €4.62 / per night for "Le Verger"
- €6.16 / per night for "La Grange"
- The money collected by the tourist tax is used by the local authorities for tourism development in the "Pays Beaumontois".

Cleaning:

Tenants must ensure the cottage is left tidy and all dishes are washed and put away.

Further cleaning costs are **included** in the price of your stay.

Linen, optional extra:

€15 for a set of sheets, pillow cases, towels (per room)

Facilities:

- Restaurant and bar area with **free** WiFi
- The restaurant is open for dining by reservation the day before
- Assorted bar games, ping pong, boules etc available for **free** use - enquire at reception
- Swimming pool - **free** entrance, sun loungers provided for holiday cottage guests
- Sauna - €10 per person, please book at reception