

## 1. GENERAL PROVISIONS

The accommodation is made available to the Tenant on the day of arrival between 4 pm and 7 pm and must be vacated by 11 am on the day of departure. Keys will be handed over on these occasions. Under no circumstances may the Tenant claim any right to remain in the premises after the expiration of the period initially provided for in this agreement.

## 2. BOOKING AND PAYMENT

The accommodation offer is valid for 48 hours. The booking will be confirmed once the required documents (identity card and insurance certificate) have been received and the deposit (30% of the total price) has been paid. After this period, the offer will be cancelled and the corresponding days will be made available for rental. The balance of the rent must be paid no later than the day of arrival.

## 3. SECURITY DEPOSIT

A security deposit of €800 is required upon the Tenant's arrival. This deposit, which serves as a guarantee for any damage caused to the accommodation or equipment, will be refunded within 7 to 60 days following the joint inspection upon departure. Any excessive consumption (as defined in point 7), restoration costs, and the cost of replacing damaged items will be deducted from this deposit. The optional end-of-stay cleaning fee will be applied if the accommodation is not returned in a clean condition.

If the security deposit is insufficient, the Tenant undertakes to pay the balance upon presentation of supporting documents. The security deposit will be refunded by bank transfer. In the event of an unjustified retention, the Tenant may claim legal interest.

## 4. USE OF THE PREMISES

The Tenant shall use the rental property in a peaceful manner and shall take good care of it in accordance with its intended purpose.

The rental property may not under any circumstances benefit third parties. Any assignment of this lease, any subletting in whole or in part, any provision – even free of charge – is strictly prohibited.

Pets are not allowed. Smoking is prohibited inside the accommodation. Parties are prohibited.

For the comfort of all and because of the carpet, it is requested to leave shoes at the entrance. A bench is provided for this purpose.

Upon departure, the Tenant agrees to return the accommodation as clean as he found it upon arrival, failing which the exit cleaning could be withheld from his deposit.

## 5. NUMBER OF OCCUPANTS

The number of Tenants cannot exceed the capacity indicated on the contract. However, an exception may be granted by the Owner. In such a case, and taking into account the additional costs incurred by the change in the number of occupants, a supplement will be requested pro rata to the number of people. This information will be included in the contract.

## 6. INVENTORY AND CONDITION REPORT

The Owner must provide the accommodation in accordance with the description given and maintain it in a serviceable condition.

An inventory of the furnishings and equipment will be drawn up in the presence of both parties at the beginning and end of the stay. Meters (gas, water, electricity) will be read upon handover of the keys and recorded in the inventory.

## 7. CONSUMPTION

The rental includes a provision for charges to cover the average consumption for 6 people. Any excess will be charged to the Tenant. Electricity: included up to 100 kWh per week. Water: included up to 4 m<sup>3</sup> per week. Gas: included for 40 m<sup>3</sup> per week (heating period) and 10 m<sup>3</sup> per week for the rest of the year. Consumption exceeding these thresholds will be charged at the following rates (2025): Electricity: €0.25/kWh. Water: €4/m<sup>3</sup>. Gas: €1.25/m<sup>3</sup>.

## 8. TERMINATION CONDITIONS

Before taking possession: the deposit shall remain with the Owner. If the cancellation occurs less than 8 days before the start of the stay, the Tenant shall remain liable for the full rent unless the stay can be re-let under the same conditions and at the same price.

If the Tenant has not arrived on the day specified in the contract, after a period of 24 hours and without notice to the Owner: the present contract shall be deemed terminated, the deposit shall remain with the Owner, and the Tenant shall remain liable for the full rent. The Owner may dispose of the rental property.

## 9. INTERRUPTION OF STAY

In the event of early termination of the stay by the Tenant, for reasons other than force majeure, no refund will be made, except for the security deposit. Force majeure shall be recognized if the Tenant can justify serious reasons making it impossible to complete the stay. In such a case, the Owner may refund the sums already paid, corresponding to the pro rata of the unused occupation period.

## 10. INSURANCE

The Tenant is required to insure the premises entrusted to or rented to them. They must therefore check whether their main home insurance policy includes holiday home extension (rental). If not, they must take out the necessary cover against rental risks (fire, water damage) with an insurer. The Owner requires proof of insurance. Failure to take out insurance shall result in damages.

## 11. DISPUTES OR CLAIMS

Any claim concerning the inventory or the descriptive statement of the rental property must be made in writing within seven days of arrival.

In the event that an amicable settlement of a dispute cannot be reached, the court of the Owner's domicile shall have sole jurisdiction. This agreement and any subsequent matters shall be governed by French law.