

RENTAL CONTRACT

Dear Sir, Dear Madam, I have the pleasure of sending you the rental contract hereunder.

If this proposal interest you, would you please send me back two copies of the contract duly approved and signed with a check or money order representing the amount of the dépôt (30 %)

One copy of the contract signed by us will be sent back to you in order to confirm the reservation.

Hoping to welcome you very soon, yours truly.

Philippe et Evelynne TERRAS.

Between the owner :

Philippe TERRAS

2 Avenue Georges Pompidou
BP 215
04003 DIGNE LES BAINS Cédex
Téléphone : 04.92.36.18.94.
Tél portable : 06.24.88.89.67.

Email : locstcrepin@terrasloc.com

location of the house:

Le village
05600 SAINT CREPIN.

Consult the house on internet :

<http://www.terrasloc.com>

And the tenant :

Mr - Mrs – Miss.....

Address :.....

C.P : Town :.....

Téléphone :.....

Email :.....

Number of adult (s) :

Number of children :

For 4/6 persons maximum.

Total surface : 90 m2

Bedrooms : 2

Number of beds : 1 bed 2 persons(140) - 2 beds
1 person (90) – 1 couch bed (130)

- pets are not allowed.

- 2 rooms are not part of the rental and are locked
therefore non accessible.

- the wood stove cannot be used and is locked with a
padlock.

Conditions and rates :

The rentals are from Saturday to Saturday.

Period of rental : from/...../..... at 16 hrs.

to/...../..... at 10 hrs.

Rates per week :

Low season	250 à 290 €
Middle season	270 à 350 €
High season	370 à 470 €

During middle and high seasons contact us for longer stay)

Towel rental 5 euros/week X persons = euros

Sheet rental 1 pers. 5 euros/week X bed(s)= euros

Sheet rental 2 pers. 10 euros/week X bed(s) = euros

for week(s) : euros.

TOTAL :

Euros.

The deposit of 30% of the total price will be required for the reservation.

This deposit is non reimbursable.

A deposit in the amount of 450 euros plus the balance should reach us 15 days prior to arrival.

The deposit will be sent back to you (registered) 15 days after your departure (deduction made of eventual deterioration).

The rental price includes : water, electricity, heat and the taxe de séjour.

Modalités :

This rental will take effect as soon as I receive at my address :

- **Two copies of the contract dated and signed with the mention "lu et approuvé" (read & approved).**
- **The 30% of the total amount either by check or international money order in my name.**

All noises or night uproars will expose the tenants to pursuits in accordance with articles 479, 480 et 482 of the penal Code.

Trash cans must be put in the bins near the parking lot

IMPORTANT : If the rental is not cleaned, or if important deteriorations or thefts are noticed the deposit will immediately be kept.

In advance we wish you a pleasant stay in Saint Crépin.

This contract is established in 2 copies.

I have read the general conditions.

Signed on...../...../..... at DIGNE LES BAINS.

Signed on...../...../..... at

Philippe TERRAS :

Le locataire :

(lu et approuvé)

(lu et approuvé)

Attention : Make sure that your insurance covers a holiday rental. The tenant must insure the rental property during his stay.

GENERAL CONDITIONS

Article 1 – CONTRACT :

The reservation becomes effective as soon as the tenant sends the owner the deposit of 30% of the total amount as well as 2 copies of the signed contract before the agreed date (mail or telephone). One copy of the contract duly signed by us will be returned to you in order to confirm your reservation. The rental cannot benefit another person unless the owner agrees to it in writing. Any breach to this will cancel immediately the rental, the amount of the rental being kept by the owner.

Article 2 – insurances :

The tenant is responsible for damages caused by him. He therefore must be insured by an insurance contract.

Article 3 – duration of the stay :

The tenant who signed the present contract with a determined stay cannot in any circumstances stay in the rental after the period agreed on.

Article 4 – cancellation by the tenant :

Any cancellation must be notified by registered letter to the owner.

a) cancellation before arrival the deposit will be kept by the owner. The owner will be able to ask for the whole amount of the rental if the cancellation takes place less than 15 days prior to arrival. If the tenant does not manifest himself 24 hrs before arrival date the contract will be cancelled the deposit and the rest of the rental fees will be kept and the rental will be disposed of by the owner.

b) If the stay is cut short for some reason the total fee of the rental will be kept by the owner. There will be no reimbursement.

Article 5 – cancellation by the owner :

The owner will give back the entire rental fees without compensation.

Article 6 – arrival :

The tenant must present himself on the date and at the time stated on the contract. In case of late arrival the tenant must inform the owner.

Article 7 – settling of the balance :

The balance of the stay as well as the caution must be paid 15 days prior to arrival

Article 8 – Conditions of the rental :

An inventory is established by both owner and tenant and signed by both parties upon arrival and departure. This inventory will be the only reference in case of disagreement concerning the conditions of the rental. Any reclamation concerning the rental conditions must be submitted to the owner at the latest 2 days after arrival.

The cleaning of the property is up to the tenant during the rental and before his departure. The eventual expenses for cleaning is 60 €. It is agreed that the tenant cannot pretend to a decrease of the rent or an indemnity in case of a cut in water or electricity which would not be the owner fault. 2 rooms are not part of the rental, they are locked and not accessible.

The wood stove cannot be used and is closed with a padlock.

Article 9 – caution :

15 days prior to arrival a caution in the amount stated in the contract will be required by the owner. After establishing the inventory upon departure this deposit will be returned (after deduction of any damages or in case of no cleaning being done. In case of an anticipated departure (before the time stated in the contract) only the inventory done by the owner will be taken into consideration. The caution will be returned in a maximum of 15 days.

Article 10 – use of the rental property :

The tenant will have to ensure the quiet use of the property and use it accordingly

Article 11 – capacity :

The contract is established for a maximum capacity as stated in the contract. If the number of persons is over the stated capacity the owner can refuse all extra persons. Any modification or rupture of the contract will be considered as the tenant initiative.

Article 12 – pets :

The contract states if the tenant can have a pet or not. In case of non respect of this clause by the tenant the owner can refuse the stay, and no reimbursement will be made.

Article 13 – surplus :

The tenant will have to settle any increase in water, electricity or heat if an abnormal use is noticed by the owner.

Article 14 – litigations :

In case of litigations the tenant will submit to the jurisdiction and competence of the courts and tribunals of the place where the house is located.