



417 rue du Closé - 88470 ST MICHEL-SUR-MEURTHE - Tél. (00 33) 3 29 58 34 29 - www.gitedesvosges.com

CONTRACT of SEASONAL RENT

➤ **Between the tenant :**

Mr, Miss, Mrs	
Address :	
Country :	
Phone :	Cel :
Fax :	E-mail :

➤ **And the owner**

M. BELLORINI Patrick
417, rue du Closé
88470 ST-MICHEL-SUR-MEURTHE
France

Tél. (00 33) 3 29 58 34 29 ou 06 17 28 48 55
e-mail : gite88@hotmail.fr

Is concluded the present seasonal contract, concerning the typical apartment F 3 (classified 3 stars), situated in the 1st floor of N 417, street of closé to Saint-Michel-sur-Meurthe (FRANCE).

➤ **For a period of rent :**

From	/	/ 2008	2 pm		
From	/	/ 2008	10 am	namely :	days

➤ **Number of persons:**

Adults :		
Children(s) (Inclusive from 2 to 12 years) :		
Baby (less than 2 years) :		Total :

➤ **Rates of rent « gîte du Closé » (Rates 2008 WEEKLY)**

<input type="checkbox"/> Half season	From mai 3 rd to june 28 th 2008 and aug.30 th to sept. 27 th 2008	230 €
<input type="checkbox"/> Low season	From january 5 th to february 9 th , to march 8 th to april 5 th and from september 27 th to dec 20 th 2008	175 €
<input type="checkbox"/> Winter holidays	From February, 9 th to march, 8 th 2008	330 €
<input type="checkbox"/> Easter holidays an « Toussaint »	From april 5 th to mai 3 rd 2008 from october 25 th to novembrer 8 th 2008	260 €
<input type="checkbox"/> Summer holidays	From june 28 th to july 5 th and to august 23 ^c to 30 th 2008	330 €
	From july 5 th to 23 august 23 th 2008	400 €
<input type="checkbox"/> Christmas/new year	From décembre 20 th 2008 to January 3 rd 2009	400 €
<input type="checkbox"/> Week-end	Only from Friday 6pm to Sunday 6pm available in low season	100 €
<input type="checkbox"/> Autre	Festival of Geography	150 €

Total rate :

	€
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➤ **Extra services :**

<input type="checkbox"/> Supply of : quilt covers, pillowcases, sheets covers	7€ by bed	
<input type="checkbox"/> Towels an gloves	Fixed price : 5 €	
<input type="checkbox"/> Cleaning at the end of stay	Fixed price : 40 €	
<input type="checkbox"/> Pet	20€/pet	

Total services :

€

➤ **Other modalities :**

- ◆ **Electricity charges :** The electricity meter will be noted in the arrival and before departure of the rent. An invoice will be established in the current price (EDF).
- ◆ **Rent : 25 % of the rent** will be to overturn as deposit to the owner booking and **actual consideration of the present contract.**
- ◆ **The balance in the delivery of keys with the deposit of guarantee 150 €** (see paragraph in the general conditions)

➤ **Method of payment :**

- By banking or postal check in M. BELLORINI Patrick's order**
- In cash**
- By transfer on our bank account (consult us)**

The booking, according to the conditions expressed above, will come into effect from reception by M. BELLORINI, by a copy of this dated, signed contract and accompanied with the payment of the deposit.

➤ **Description of the property**

A big room : fitted out kitchen and dining area, banquets click, Tv, video recorder, hifi-stereo.
 A room : 1 bed around 140 cm + braid 220x240
 A room : 2 beds around 90 cm + braid 200x200
 A bathroom : shower, washbasin, wc, storage furniture
 Standard capacity: 4 persons (up to 6 persons maxi with sofa convertible)
 Outside swimming pool custom shared with the owners.

In cas the conditions of booking and payment formulated above would not be respected by the tenant, the owners reserve the right to cancel the present contract.

The tenant certifies to have signed an insurance holiday and declares himself in agreement on the terms of the contract ; having acquainted with the general conditions of booking and with the description of the property to be rented.

Made in Saint-Michel sur Meurthe, in 2 duplicates,
 The (date)

The owner

Made in
 the

Signature of the tenant preceded by the
 Mention « read and approved »



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General conditions of booking

The present rent is subjected in the conditions of custom and more particularly to the following ones, whom the parts make a commitment to execute faithfully.

For the owner, deliver an accommodation corresponding to the standards of habitability and to the description, exempt from any defect susceptible to forbid the normal custom.

For the tenant, occupy places peacefully, keep places rented in good condition for cleanliness without modifying the disposal of the furniture, with replacing or with paying furniture or affairs in case of loss or of deterioration. He cannot sublet the rented good, nor give up the rights in all or in part for a third person at the risk of cancellation of the present contract, except written authorization. In case of confusion of neighborhood or nuisances, the contract will be cancelled without any refund.

The present contract cannot be extended without the agreement written by the owner.

Premises are rented furnished with equipment of kitchen, crockery, glass factory, blanket and pillows.

Inventory of fixtures

The housework of holidays cottage is chargeable to the tenant during the period of rent and before its departure. In case the cleaning would not have been made at the time of the departure of the tenant, a **40.00 €** amount will be deducted from the deposit.

If necessary, the owner or his representative will be entitled to demand to the tenant in his departure, the total value at the price of replacement of objects, furniture or hoarse, cracked, chipped or damaged equipments and those whose wear would exceed the normal for a period of the rent, the price of cleaning of blankets made dirty, compensations for the deteriorations of all kinds concerning curtains, ceilings, carpets, windows, bedding, etc. ...

The tenant cannot oppose to the visit of premises, when the owner or his representative will make the demand.

Payment of the balance

The tenant will have to pay the balance of the service agreed and staying **in the the delivery of keys**. In case of non-payment of this sum, the entrance to places can be refused to him.

The amount of the paid deposit remains acquired to the owner.

Charges (electricity) will be payed the day of the departure.

Late booking

In case of demand of booking within less than **15 days** before the beginning of the stay, the amount of the deposit required with the rental agreement will be **100 % of the total price** of the stay. This amount remains acquired to the owner in case of cancellation.

Arrival

The schedules of arrival and departure are to agree at the time of the booking. In case of late or deferred arrival or of hindrance of the last minute, the tenant has to prevent the owner among whom the address and the telephone appear on the rental agreement.

In case of premature arrival, the access to the holidays cottage can be refused to them until days and hours indicated on the rental agreement, unless otherwise agreed of the person receiving benefits.

Duration of the stay

The signatory tenant of the present contract concluded for definite duration can take advantage no in no event of a some right for the preservation in places at the conclusion of the stay.

Cancellation because of the customer

Any cancellation must be notified by registered or e-mail letter with the owner.

The present contract can be cancelled only in the following cases of force majeure : death, accident or disease requiring the hospitalization of the tenant, his spouse, his influences or the direct descendants. However, the paid sums will be paid off only on production of documentary evidences and under reserve that the owner will have been prevented **at least 30 days before the date of effect of the rent**. In defect, the paid deposit (25 % of the rent) will stay in the owner in repair of undergone damage.

Cancellation because of the owner

When before scheduled date by the beginning of the stay, the owner is forced to cancel the stay, he has to inform the tenant by registered letter with recorded delivery. The tenant will be paid off at once and without penalties of the paid sums.

Interruption of the stay

In case of interruption of the stay by the tenant, he will be proceeded to no repayment.

Capacity

The contract is established for a **maximum capacity of 6 persons** which can be exceeded on no account. If the number of vacationers exceeds the accommodation facilities, the owner can refuse the supplementary tenants

Pets

Pets are possibly accepted by the owner. Nevertheless, the tenant is anxious to indicate the nature and the number of animals at the time of the booking. The owner reserves the right to refuse an animal.

Insurance

The tenant is responsible for all the damages arising of his fact. He makes a commitment to make sure against the renting risks (fire, damages of waters). It is invited to sign a typical insurance contract holiday for these various risks. The defect of insurance, in case of disaster, will give place to damages

Deposit of guarantee

The tenant will pay to the owner, during the entrance to places, the **150 €**. This check will be paid off to him in its departure after inventory of fixtures established by the parts (a compensation can be held in repair of the damages noticed during the restoration of keys).

Particular clauses : the owner declines any responsibilities in case of possible incidents which can arise to children stayed without surveillance in the house, outside, in particular during the use of the swimming pool.

For the comfort of all, we ask in for tenants **not to smoke inside the apartment**.