

Gite « Large-et-Bocage »

La Montée 14210 Val d'Arry

www.Large-et-Bocage.fr

RENTAL CONTRACT (6 pages)

Between:

Mr & Mrs GOURIOU, La Montée, Le Locheur 14210 Val d'Arry
SIRET number: 35291370100020 – THE LANDLORD

and

Surname: First name:
Address:
Postcode: City:

Landline number: Mobile number:
Email: – THE TENANT

Number of cars parked in the courtyard:

A baby's changing-table, two high chairs, a stair barrier and baby's cots are provided free of charge.

High chair: yes no number: 1 - 2
Baby's cot: yes no number: 1 - 2 - 3 - 4

THE LANDLORD lets the following property:

« Large-et-Bocage », La Montée, 14210 Val d'Arry (France),
to THE TENANT for a seasonal period.

The tenant agrees thoroughly with the following conditions:

DATES:

From 201 at am/pm to 201 at am/pm.

CALCULEZ LE MONTANT DE VOTRE SÉJOUR

Quand souhaitez vous venir Un week-end Un jour férié En semaine

Avril à Octobre Oui

Combien de nuits souhaitez-vous rester*

Nombre d'adultes*

Nombre d'enfants de moins de 6 ans et plus de 2 ans

Nb de personnes majeures (taxe séjour)*

Taxe de séjour

Montant total en € ménage inclus

The price includes the rental of the provided bottom sheets and pillowcases.

Consumables are supplied in limited quantities (toilet paper, detergent...)

Cleaning is included in the price and done at the end of the stay.

Only people over the age of majority must pay the tourist tax.

Pets: 10 € per day:

Linen rental: 10 € per bed and 3 € per bath towel:

Number of meals (see the menu) – please give details for each day:

.....
.....
.....
.....
.....

Agreed Total Price:

Total price in Euros corresponding to the rental and the extras (sheets, meals, animals):

Written out in numbers:

Written out in words:

Reservations: reservations are taken into account once the five-hundred-euro (€ 500) deposit check has been received, and once the rental contract has been properly filled in, signed and sent back to the landlord, as an agreement between the latter and the tenant.

Contract date of validity: both LANDLORD and TENANT agree that the hereby contract and description commit THE LANDLORD only once the rental amount has been fully paid.

The reservation only takes effect once THE LANDLORD has signed the contract.

Terms and Conditions:

Capacity description: 12 single beds, 3 double beds, 2 chair-beds, 1 sofa bed. 22 people can therefore sleep at the cottage (arrangements are possible for the beds – see with the landlord).

Up to 30 people for receptions around the table only.

On the ground floor

Living-room: fully-equipped kitchen with fridge/freezer – cold room – range cooker – microwave – dishwasher – 2 electric coffee makers – electric kettle – toaster – expresso “Tassimo” coffee machine – 1 sofa bed for 2 people (not included in the counting of the beds), 1 dresser with tableware for 15 people (or more for receptions), 2 raclette grills for 6 people, platter of seafood and accessories, 1 cabinet to store comestibles.

Laundry room: washing machine – dryer – ironing board and iron (on demand).

Sitting-room: TV – internet access – DVDs (on demand) – board games – fireplace – 3 sofas.

“Jersey” Bedroom: double bed (180 x 200) or 2 single beds (90 x 200).

Equipped with: night table, bedside lamps and closet.

Adjoining bathroom (walk-in shower – sink – toilet – bath mat).

“Minquiers” Bedroom: 2 single beds (90 x 200) or double bed (180 x 200), with night table, bedside lamps and closet.

Sofa bed for 1 or 2 people (80 x 200) with drawers. Toilet, bathroom with shower and sink.

Upstairs

“Sercq” Bedroom: 2 single beds (90 x 200) or double bed (180 x 200).

Equipped with: night table, bedside lamps, closet and wardrobe.

“Chausey” Bedroom: 2 single beds (90 x 200) or double bed (180 x 200).

Equipped with: night table, bedside lamps and closet.

“Herm” Bedroom: 2 single beds (90 x 200) or double bed (180 x 200).

Equipped with: night table, bedside lamps, closet, wardrobe and writing desk.

Private toilet. Bathroom with walk-in shower and sink, hair dryer, bath mat.

“Guernesey” Bedroom: 2 single beds (90 x 200) or double bed (180 x 200), chest of drawers, 2 sofa beds for 1 or 2 people, with drawers. Toilet, bathroom with shower, sink and bath mat.

Patio with big barbecue.

Access to the garden and orchard.

Access to the heated pool from **May to September** (the dates can vary depending on the weather).

Price

The indicated prices are given in Euros and are calculated from the website « large-et-bocage.fr ».

This cottage is furnished and fully equipped. The prices include: the provision of the equipped gite; the charges related to the water or electricity consumption; heating.

The price calculated from the website « large-et-bocage.fr » cannot be modified after the signature of the rental contract, except if one person (or more) is added to the number of guests, within the limits of the available beds.

Security deposit

A five-hundred-euro (€ 500) deposit check **will be given by the tenant** to cover possible damage and/or deterioration and/or missing objects. The deposit check will be returned by post after the tenant's departure and **will not be cashed**.

Arrival and Departure

The arrival time is between 4 pm and 7 pm on the arrival day, and the tenant must check out before 10 pm on the departure day (for tenants renting the cottage at the weekend, departures can be later), except if the reservation form mentions otherwise.

If the indicated times represents a problem for the tenants, they can inform the landlord when booking, and a solution will be found.

Stay at the cottage and tenant's commitment

The duration of the lease cannot be extended without the written agreement of the landlord. It is expressly agreed that the gite is rented for the number of people mentioned in the hereby contract, which is to say for the maximum number of beds available (one double bed for two people).

The tenant commits:

Not to bring any extra guest without the landlord's authorisation.

Not to allow animals in the bedrooms and to watch them closely, as well as their dejections.

Not to sublet the cottage.

Not to disturb the neighbourhood and not to damage the place. **By signing this contract, the tenant agrees with the rules and regulations.**

To insure against any rental risks such as theft, fire, water damage. A certificate of public liability insurance (holiday) is mandatory. This document can be given free of charge by the tenant's insurance company.

To have an appropriate behaviour in the cottage by maintaining it properly, so as to leave it as clean as possible.

Not to smoke in the bedrooms and not to allow animals on the upper floors.

Not to throw any tampons, sanitary pads, cottons, tissues, cigarette ends... in the toilets, for the gite is equipped with a septic tank. The possible damage will be debited from the deposit check.

To do an inventory within the 24 hours following the planned arrival, and to ask the landlord, at least 48 hours before the departure, to draw up the outgoing inventory of fixtures which will occur on the planned day and time of departure. Failing that, the tenant commits not to contest the possible charges for damage, even pre-existing. The landlord must absolutely be informed of any damage within 24 hours. The tenant must not repair nor replace the damaged object(s) without the landlord's authorisation. The tenant commits to repay the total exchange value of all the furnished objects possibly broken, cracked, chipped or deteriorated by an abnormal wear due to the tenant's activity. It is expressly agreed that the damage done to the beds, paintings, floors, ceilings, window panes, garden equipment, pool coating and others are unacceptable. If the total cost of the assessed damage exceeds the amount of the deposit check, the tenant commits to pay the difference.

Pets

Animals are allowed in the domain. The tenant is responsible for any damage caused by the animal (poultry attack, garden deterioration...). Pets are allowed in the living-room only, and they must keep away from the sofas. The tenant is responsible for the collection of the animal's dejections.

Access to the swimming-pool

From May to late September, depending on the weather.

Only the people sleeping at the gite can access the swimming-pool and its surroundings.

Opening hours: from 11 am to 7 pm.

Swimmers must shower before going to the pool.

Responsibility

The tenant will be warned of the particular precautions to take regarding the swimming-pool (mandatory shower, closing after use...) **and assumes responsibility for the accidents which could occur (drowning, cold-water drowning...).** **Parents must accompany their children and watch them closely. If those instructions are not respected, the landlord can decide to ban the contravener temporarily or definitively, depending on the incident seriousness.**

Security

During the stay, the tenant commits to make the cottage and its surroundings available to visitors, for whatever reason.

In case of absence, even of short duration, the tenant commits to lock the road-side door of the cottage. If not, the tenant will be held responsible for the consequences.

The tenant is aware of the important risk of fire and commits not to light any fire nor embers (barbecue) without the landlord's authorisation. Regarding the patio's barbecue, it is mandatory to use charcoal only, which is not provided by the landlord.

Using the fireplace is forbidden from May to September included. Outside this period, a wheelbarrow of wood can be provided on demand for the duration of the stay, after the opening of the hatch. The tenant commits to respect the security precautions when using the fireplace.

Parking

Vehicles must park in the courtyard, in front of the house.

The landlord cannot be held responsible for any damage.

Inner courtyard

Children can play in the inner courtyard, under the supervision of their parents. Firewood, outside bins and others cannot be used as toys. The tenant commits to respect the security precautions and the landlord cannot be held responsible for any damage nor accident.

Cleaning

The cottage is totally cleaned before the beginning of the rental period. On the day of departure, the tenant must leave it as clean and functional as on the day of arrival. A vacuum cleaner, a bucket, a mop, a broom and a dustpan are provided to maintain the cottage in perfect condition.

Linen

Linen rental is possible (bed linen and bathroom towels). The price is 10 € per bed sheet and 3 € per towel. However, the landlord advises the tenants to bring their own bathroom and beach towels, as well as bed linen for babies. It is forbidden to use the household linen as bath towels for the swimming-pool. **Beware: our beddings are nonstandard** (this is the reason why we provide bottom sheets). **For hygienic reasons, the landlord will not provide any duvet nor blanket if the tenants cannot prove they have brought their own bed linen.** Sleeping bags are allowed.

Insurance

The tenant must take out an insurance policy covering the risks of theft, fire and water damage, as well as rental risks, the furniture in the gite, and the neighbours' pleas. Besides, all the people taking part in the stay must have taken out a public liability insurance.

The signature of the reservation form testifies that the tenant is covered by such an insurance.

Modification or cancellation on the landlord's initiative

In case of modification or cancellation of the rental of the gite on the landlord's initiative, the latter commits to inform and to fully refund the tenant as soon as possible, so as not to be held any other responsibility.

Cancellation on the tenant's initiative

The tenant must inform the landlord of any cancellation – for whatever reason – as soon as possible before the reservation date. In any case, 50% of the deposit will be returned to the tenant.

If the tenant must leave the cottage earlier than planned, for whatever reason, there will be no reduction.

In case of force majeure, the landlord cannot be held responsible and the tenant commits not to call the landlord for any compensation.

If the tenant doesn't respect one or several clauses presented in the hereby contract, and after being summoned to with no effect, the rental will be cancelled in full accordance with the law, and the tenant shall be evicted and summoned to attend urgent proceedings.

RULES AND REGULATIONS

www.Large-et-Bocage.fr

Those regulations are established according to the holiday establishment regulations in force. Tenants shall respect the tranquillity of the place in order to take advantage of the peaceful countryside. Respect of both manners and laws (regarding noise pollution and neighbourly relations). Keep quiet when you are outside after 10 pm.

You are renting a cottage, not a function room nor a night club.

Sound systems are **STRICTLY** forbidden. For this purpose, the cottage is equipped with a Bluetooth speaker, which is connected to the Wi-Fi network.

In case of violation signalled by a law enforcement official, you shall be charged for the fees or the latter will be debited from the deposit.

Smokers are allowed, provided they smoke outside the cottage as often as possible (using the ashtrays) and provided they pick up their cigarette ends.

Smoking and eating are forbidden in the bedrooms.

Animals must not enter the bedrooms and must keep away from the armchairs.

It's up to you to watch your children around the pool and the domain. The swimming-pool must be covered after use (in order to prevent accidents).

Showering is necessary before bathing.

Limit the number of swimmers in the pool (there is a risk of product concentration). Bathing must remain a quiet activity. Screams and shouts are forbidden in order to respect the neighbours' tranquillity.

Leave the house as you found it when you arrived: wipe and put the dishes away, empty the bins, clean the barbecue and the fireplace, tidy the house.

The garden is open to everyone, provided that you take care of it: any damage or deterioration intentionally done to the plants, flowers or trees shall be signalled and compensated.

If pieces of furniture are moved during the stay, please put them back where they belong when you leave. Any degradation or accident must be declared.

The cleaning option concerns the cleaning in itself (sanitary equipment, floors, dusting...) and not only the everyday tidying and cleaning of the house.

Drone flights are regulated, please refer to the documents in the cottage.

Town:

Date:

Read and approved
The tenant (signature et initials on each page)

Read and approved
The landlord (signatures)