

Sample Rental Contract

for the rental of a holiday house, at Cantercel, 34520 F La Vacquerie Saint Martin de Castries

between

Association SENS ESPACE EUROPE, represented by Annick Lombardet, secretary of the team board

and

(Name and address) – Tenant –

§ 1 Rental object and keys

(1) The advertiser lets the following property (rental object) to the tenant :

Type of property: a detached bungalow in nature.

Year built: 2010

Area: 50m²

Exposure: east / south / west

Room details + equipment on the ground floor :

Living room with fireplace, kitchen, dining area, living room. Equipped with hob, oven, dishwasher, washing machine, sink. Dining area with fixed table, stools and chairs armchairs (5 places). Lounge with corner sofa and coffee table.

A room with 2 beds that can be separated or joined, shelves headboard closet.

A bathroom with 2 lavabos, walk-in shower, toilet, shelves and mirrors.

Extra sleeping space with a sofa-bed.

A utility cupboard. Electric water heaters. Heating stove.

The linen is provided: sheets, towels, tea towels.

Additional details may be used by the tenant : outdoor terrace with dining areas. Free parking and not closed.

Description of land: In Nature, unobstructed view (sea in good weather), carriage road with caution.

For a total of 2 people + 1

The rental property is a non-smoking property.

(2) The rental property is fully equipped and furnished

Bed and bath linen, wood for stove, is included in the price

(3) The tenant is entitled to use the following equipment during the rental period:

washing machine, dishwasher, fireplace, stove

(4) The tenant receives 3 house keys for the duration of the rental period.

§ 2 Rental period, Arrival and Departure

(1) The rental property is let to the tenant from _____ (arrival date) until _____ (departure date).

(2) The arrival time on the arrival day is after 15.00

(3) The checkout time on the day of departure is at 12.00 o'clock.

Before departure please be sure to do the following:

Take out all trash to the dumpster.

Strip the beds, place all dirty linens.

Empty the refrigerator.

Load and run the dishwasher.

Sweep the floors.

Lock all doors and close all windows.

Leave the keys inside the lockbox

§ 3 Rental price and payment methods

(1) The rental price is _____EUR for the duration of the rental period.

The cost of electricity, water and heating is included

(2) The amount is payable by the following:

The tenant has to transfer a down-payment of 30% of the rental price at reservation.

The remaining balance is to be paid on arrival.

§ 4 Cancellation and early termination

(1) If the tenant terminates the contract before the rental period starts and doesn't name a replacement that accepts the same terms, then they are responsible for paying the following percentages of the rental price to cover costs as long as a further rental is not possible:

Termination

- up to 30 days before rental period: 30 % of rental price
- up to 14 days before rental period: 90 % of rental price
- otherwise (less than 14 days before rental period) 100 % of rental price.

The advertiser can thereafter let the property to someone else.

(2) The tenant can prove a lesser damage at any point.

(3) If the tenant terminates their stay early, they are still responsible to pay the full rental price.

(4) Termination is only accepted in writing. The date applicable is the day the document is received by the advertiser.

§ 5 Liability and Responsibilities of the Tenant

(1) The rental property incl. the furniture and the other contents are to be treated with care. The tenant is held responsible for the actions of other people within the house. The tenant is liable for all damaged goods, damage to the property or anything else related to the property, whether caused by themselves or their accompanying guests.

(2) Faults that are found before or during the rental period are to be reported to the advertiser immediately.

(3) Animals are not allowed

(4) House rules: the tenant agrees to follow the house rules. These are provided in the property

§ 6 Contract wording and clause

(1) Changes and alterations of this contract need to be in writing.

(2) If some of the legal requirements of this contract are inoperative or impractical, or become so after completion of the contract, the effectiveness of this contract will not be affected. At the point of inoperative or impractical legal requirements the individual should reach an agreement that comes as close as possible to the economic goals that the parties of the contract tried to achieve.

In the case that you are agreeing this contract with someone in another country then:

(3) This contract relates to the law of the following country FRANCE – Court of LODEVE

Town

Date

Signature Tenant

Town

Date

Signature Advertiser