

RENTAL AGREEMENT

THE OWNER :

GAEC DU MAS LOU
Adèle Arnaud et Olivier Gil
1907, Route de Pézenas
34600 Faugères
06.77.81.06.44
lemaslou@gmail.com

THE TENANT :

.....
.....
.....
Phone :
Email :

We are pleased to offer you the reservation of our gîte, located at 1907, Route de Pézenas - 34600 Faugères.

Arrival date (from 4:00 PM) :

Departure date (by 11:00 AM at the latest):

RENTAL COST :

	UNIT PRICE	QUANTITY	TOTAL COST
Overnights			
Number of adults			
Number of childrens < 18 years			
Cleaning fee			150 €
Option for sheets and towels (stay of less than 4 nights / double bed)	20 €		
tourist tax / person / night			
TOTAL RENTAL COST			
25% deposit to be paid upon booking			
Balance of the amount to be paid by bank transfer at least 15 days before the arrival date			

Bank : Crédit Agricole du Languedoc

IBAN : FR76 1350 6100 0085 1268 2660 093 - BIC ou SWIFT : AGRIFRPP835

This price includes the rental of the gîte with self-management, heating, water, electricity, as well as the end-of-stay cleaning.

You can enjoy the outdoor private pool at your convenience.

A deposit of **€700**, to be received **no later than the day of your arrival**, will be required, along with a **vacation rental insurance contract**.

RENTAL GUARANTEE : The transfer of the remaining balance of the reservation amount constitutes the rental guarantee for the property.

COVID-19 : The deposit or rental fee will be refunded to you if regulatory measures implemented by the government related to the fight against COVID-19 are put in place.

The reservation will take effect after the signing of this contract, the general terms and conditions of sale, and the transfer of the 25% deposit.

I, the undersigned,....., declare that I agree to the terms of the contract and have read the general rental conditions attached.

Made at.....

Made at Faugères,

The.....

The

Tenant's signature

Owner's signature

Procedure for the mention "Read and Approved"

General Rental Conditions

Article 1 : This contract is reserved for the exclusive use of vacation home rental. Under no circumstances shall the owner be held responsible for the use of this contract by third parties or for purposes other than tourism.

Article 2 : Duration of the stay

The tenant signing this contract, concluded for a fixed duration, shall under no circumstances claim any right to remain on the premises after the stay has ended.

Article 3 : Conclusion of the contract

The reservation becomes effective as soon as the tenant has sent the owner the deposit amount, a signed copy of the contract, and a signed copy of the general rental conditions.

Article 4 : Payment of the balance

The tenant must pay the remaining balance of the rental no later than 15 days before the key handover. The payment of this balance constitutes the rental guarantee for the property. If the tenant has not paid the balance by the agreed date, they will be considered to have canceled their stay. The property will be made available for rent again, and no refund will be issued. Late registration: In the case of registration less than 15 days before the start of the stay, the full payment is due at the time of booking.

Article 5 : Arrival and Departure

The tenant must arrive on the specified day and within the hours mentioned in this contract, namely between 5:00 PM and 8:00 PM. **The tenant will vacate the house on the specified day, no later than 11:00 AM.**

Article 6 : Cancellation by the tenant

Cancellation more than 30 days before the start of the stay: 10% of the total amount of the stay will be retained.
Cancellation between the 30th and the 15th day before the start of the stay: 50% of the total amount of the stay will be retained.
Any cancellation less than 15 days before the start of the stay will not be refunded.
If the stay is shortened, the rental price remains with the owner.
If the tenant does not show up within 24 hours of the arrival date, this contract becomes null and void, and the owner may dispose of the property. The deposit and balance are still due.

Article 7 : Cancellation by the owner

The owner refunds the tenant the full amount received.

Article 8 : Insurance

The tenant is responsible for any damages caused by their actions. They are encouraged to take out a vacation rental insurance policy to cover these risks and to send a copy no later than the day before the start of the stay.

Article 9 : Security deposit or caution

At the latest on the tenant's arrival day, a **security deposit of €700** is required by the owner. This deposit will be refunded within a maximum of two weeks, minus the cost of restoring the property if any damages are found and reported to the tenant.

Article 10 : Condition and Use of the Premises

The tenant is required to use the property responsibly and must ensure the peaceful nature of the rental. Excessive noise, particularly between 10:00 PM and 7:00 AM, is prohibited. Pets are not allowed. **On the day of departure, dishes must be washed, and the bed linens should be removed and placed on the floor in the bedrooms.** Although cleaning fees are added to the nightly rate, the property must be returned in a satisfactory condition. Any complaints regarding the condition of the premises must be reported to the owner within 24 hours of arrival. This contract is established for a maximum capacity of 12 people.

Article 11 : Pool

During the stay, it is the tenant's responsibility to ensure safety related to the use of the pool. The tenant is responsible for all risks associated with lack of vigilance regarding swimming activities and pool supervision, risks from which the owner is completely disengaged. The pool cover must always be closed after using the pool.

I, the undersigned,....., declare that I agree to the terms of the general rental conditions.

Made at....., the.....

Tenant's signature