

General Conditions of the Villa Le Rayon Vert

127 Chemin des Falaises, 76540 Saint Pierre en Port

Article 1 - The general conditions are subject to the law n ° 92-645 of July 13, 1992 and the decree n ° 94-490 of June 15, 94 which govern the activities to the organization and the sale of trips and stays.

Article 2 - Length of stay: the lessee of this contract concluded for a fixed term will in no circumstances be able to claim any right to stay in the premises at the end of the stay.

Article 3 - Reservation: the reservation becomes firm when the lessor has received from the lessee two copies of the signed contract, accompanied by a deposit of 25% of the price of the stay if the reservation is made 6 weeks before the beginning of the stay or the totality of the price of the stay if the reservation is made less than 6 weeks before the beginning of the stay.

Article 4 - Payment of the balance: the lessee undertakes to pay the lessor the balance of the rent six weeks before the beginning of the stay. The lessee has not paid the balance on the date agreed, is considered to have canceled his stay. From then on the period is again offered for rent and no refund will be made.

Article 5 - Late Booking: In case of a reservation less than six weeks before the date of the beginning of the stay, the full payment will be required upon booking.

Article 6 - Arrival: the lessee must be present at the date and time specified on the first page of the contract. In case of late or delayed arrival or last minute impediment, the lessee must notify the landlord as soon as possible. An opening or closing of the apartment after 20h and before 08h will result in a supplement of 10 €.

Article 7 - Cancellation by the customer: any cancellation must be notified by registered letter with acknowledgment of receipt to the following address:

Anne SAVATIER - 360, rue de Briquedalles 76540 Sassetot le Mauconduit

- Cancellation within six weeks of the beginning of the stay: it will be retained the deposit of 25% of the amount of the stay. Cancellation less than thirty days before the stay: it will be retained the totality of the amount of the stay. The customer is free to subscribe to a cancellation insurance.

Article 8 - Modification by the lessor of a substantial element of the contract: when, before the planned date of the beginning of the stay, the lessor is obliged to make a modification to one of the essential elements of the contract, after having informed him by letter recommended with acknowledgment of receipt of the lessor, the lessee may either cancel his contract and obtain without penalty the reimbursement of sums paid, or accept the modification, or the substitution of places of stay proposed by the lessor, a rider to the contract specifying the modifications made is then signed by both parties.

Article 9 - Cancellation by the lessor: when the lessor cancels the stay before the beginning of the stay, he must inform the lessee by registered letter with acknowledgment of receipt. The lessee will immediately be refunded the sums paid without penalty.

Article 10 - Interruption of stay: in case of interruption of the stay by the customer, there will be no refund.

Article 11 - Capacity: this contract is established for a capacity of 6 persons (adult (s) and / or child (ren)) and an infant, if they wish, and under their own responsibility. If the number of holidaymakers exceeds this capacity, the landlord could refuse additional guests, or break the

rental agreement without refunding the rent, or ask for an extra charge of 12 € per additional person per night.

Article 12 - Assignment of contract: the lessee may assign his contract to an assignee who fulfills the same conditions as him to carry out the stay. In this case, the lessee is obliged to inform the landlord by registered letter with acknowledgment of receipt no later than 7 days before the beginning of the stay. The transfer must be done at cost price. The transferor and the assignee are jointly and severally liable towards the lessor for the payment of the rent.

Article 13 - Insurance: The lessee is responsible for all damages arising from his act. He is invited to take out a standard resort insurance contract for this risk, or to check with his insurer if he is covered for this risk, and to send the certificate of this insurance, by email for example, or at the latest at the entrance to the premises.

Article 14 - The State of the Place is established jointly by the lessee and the lessor (or his agent representative), on the arrival and departure of the lessee. Exceptionally, this inventory could be made after entry, following a late arrival of the taker in relation to the arrival in the contract. This inventory is the only reference in case of dispute. It must be signed by both parties. The lessee is obliged to enjoy the property as a "good father". The state of cleanliness of the housing will be noted in the inventory. The cleaning of the premises is the responsibility of the holidaymaker, who has the choice between doing the housework himself or opt for the cleaning package proposed by the lessor (20 €). The lessor reserves to keep part of the deposit, if the lessee did not return the place in the state where he found them. This deduction may not exceed the value of € 20 which corresponds to the lump-sum lump sum service offered by the lessor.

Article 15 - Security Deposit: the lessee pays on arrival the security deposit indicated on the page. At the latest 10 days after contradictory establishment of the inventory of the places of exit, this deposit is restored, after deduction of the cost of restoration if degradations or shortcomings noted, or of the cleaning fee in case the state of cleanliness would be insufficient.