

# LEASE FURNISHED AND SEASONAL

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**Between the owner**  
mailing address  
9 bd de verdun  
92400 Courbevoie  
France

**and the tenants**

**The Bourgeoisie**

<https://www.locationsenperigord.fr>

This lease is drawn up in duplicate (one must be kept by the owner, the other by the tenant)

## GENERAL INFORMATION:

- Suitable for 8 people
- Detached
- Private garden, courtyard semi closed
- Parking
- private pool of 12 meters \* 5.5

## STATE OF RENTAL IN TOWN:

- Distance from downtown and St. Julian Cenac: 5km - traders: 5km
- The nearest train station Sarlat: 12 km
- Nearest beach: 1km (Dordogne river)
- All amenities in the village of Cenac: supermarket, shops, doctor, pharmacy, ... etc..

## DESCRIPTION OF THE RENTAL:

- Ground floor: kitchen, lounge and dining room, separate WC, bathroom, laundry
- Fridge Freezer
- Cookware complete for 8 people
- Electricity
- Televisions with Freeview, DVD player
- Washer-dryer, dishwasher, vacuum cleaner
- First floor: 2 bedrooms, a bathroom and a shower room.
- Second floor: 2 bedrooms, one bathrooms.
- Garden - BBQ
- Private garden with over 1,000 m2

## RENTAL RATES AND TERMS:

For the period from \_\_\_\_\_, the amount of the rent is set  
at \_\_\_\_\_ EUR (cleaning not  
included) :  
Entry into possession of the premises the \_\_\_\_\_ between 4pm and 8 pm.  
Departure the \_\_\_\_\_ before 10:00 am.

Mr. and Mrs. \_\_\_\_\_ declare their agreement on the terms and conditions of  
rental of the bourgeoisie, provided in the appendix of the contract.

A Courbevoie, the

Signature of Owner,

Signature of Tenant,

## GENERAL CONDITIONS SEASONAL RENTAL FURNISHED

### Les demeures des châteaux du Périgord

#### **I. Reservation and deposit**

You return to us within 7 days of your lease signed, along with a down payment equal to 25% of stay. We can not accept the booking of those aged under 18. The signing of the contract implies knowledge and acceptance of terms and conditions. For non-resident tenants French, regulations must always be made by bank transfer SWIFT type on the bank account, the entire remaining bank fees charged to the customer. Given the time of transmission of an order and bank order to maintain the option of booking to receive funds on the account, the tenant will be asked to send us a fax copy of transfer order and the lease within 7 days

#### **II. Price**

No claim regarding the cost of the stay will not be accepted after signing the contract. It belongs to the tenant to enjoy before signing if the price is right. The following charges are not included in the price of rent payment options subscribed by the tenant. Additional expenses must be paid to the owner or his representative, at the end of the stay.

#### **III. Balance**

The balance is to be sent to the owner 30 days prior to arrival in the area. We do not accept payment of the balance on arrival. In case of failure to comply with this deadline, your lease will be automatically canceled without notice. For last minute bookings, the balance must be sent along with the signed contract and insurance certificate.

#### **IV. Animals**

Animals are not accepted. In case of non compliance with this clause, the owner is entitled to refuse access or animals on his property. The tenant was informed of the contract, it will in no way challenge this provision at its own expense and take shelter for a pet to a specialist agency.

## **V. Cancellation**

The tenant may cancel the lease at any time. However we draw your attention to the consequences of the cancellation of a house: It involves the collection of fees vary according to the date on which it operates. The following schedule applies: cancellation more than 90 days before your grafted in places, the cancellation fee will be 25% of the amount of your rental you cancel between 90 and 30 days before your grafted in places, the costs Cancellation will be 50% of the amount of your rental you cancel less than 30 days before your grafted in places, the cancellation fee will be 100% of the amount of your rental. These cancellation fees can be paid by cancellation insurance to subscribe individually by the tenant (see Insurance). Whatever the reasons for cancellation, the tenant must notify the owner by registered mail with return receipt, the date of receipt of the notice determining the rate to be applied. The tenant has not notified the owner would be required to complete payment of the balance. If a force majeure resulted in the destruction of the house or the inability to make available the house, the full amount paid would be refunded to the tenant, but may not claim reimbursement later. If canceled on the initiative of the owner, the insurer shall refund 150% of amounts collected. Any interrupted or shortened stay, or any service not used, does not give rise to any refund. Even in case of repatriation, it is the tenant of appropriate insurance.

## **VI Assurances**

We ask you to verify that you have a comprehensive insurance policy and send us a certified no later than 30 days before entering the premises. Failure to comply with this clause will result in cancellation of the lease to the tenant (see Cancellation).

The tenant can take out cancellation insurance in the days following the signing of the contract. It intervenes in case of cancellation of the lease for reasons of death, serious accident or illness, it is valid the day of signing the contract until the end of the lease.

## **VII. Deposit**

For all rentals furnished a security deposit is required. This deposit can be sent to the owner with the balance, or paid the day of arrival. In case of default of payment, we can not accept your entry into the premises. It is not cashed, except for nonpayment of charges and damage. It must be returned within 30 days after the end of the lease. The tenant agrees to use it with care of the rented premises. The tenant will assume, in addition to rental fees, any damage to the house and the cost of replacing any lost, destroyed or damaged. The tenant is liable for any damage that he or the persons accompanying him could cause intentionally or negligently. The deposit amount is guaranteed 50 percent of the rental amount.

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## **VIII. Arrival and departure**

The owner or his representative receives the tenants for checking.

Generally, the appointment of arrival will be on Friday afternoons between 5:00 p.m. and 8:00 p.m., and unless otherwise stated, at the rental. The tenant must notify the owner of the approximate time of arrival. This notice is imperative if the finish does not take place as scheduled in the contract.

Very late arrivals give rise to perceptions of hospitality compensate for additional staff. They are 50 Euros for arrivals occurring after 20 hours and 22 hours before. In addition, we can not guarantee your home and we ask you to provide your accommodation and call us to schedule an appointment the next day of arrival. In any case the owner can not be held responsible for your delay, or bear the costs caused to your accommodation and meals if you could stop by during hours of operation provided. If the tenant fails to appear at scheduled appointment and did not inform the person responsible for the reception of his absence, he will lose all rights to the lease. In this case, the owner may immediately re-let the best terms.

Departures must take place between 8:00 and 10:00, unless stated differently. We insist on respect of the agreed time: the housekeeping staff intervening on short notice, we ask you to facilitate their work, as

we have asked the tenants who came before you. A supplement of 50 euros per hour late.

The present lease having been granted only on a seasonal basis, the tenant agrees to vacate the premises on the date and time stipulated in the contract. Having also his home address as stated in the lease, the tenant does not sublet the house.

## **IX. Supplies**

Your rental has a kitchen equipment, crockery, furniture and bedding. The amount of this equipment is related to the number of people under the contract (the garden furniture and pool loungers are not necessarily the same number as the number of people allowed access to the rental). Unless otherwise stated, sheets and linens (napkins, tea towels, etc ...) are provided. The lessee may, under its responsibility, ask the owner to provide during his stay a domestic worker. Attention, at times, it can be difficult to find. It is understood that in case of supplies not provided in the contract would not be on site the day of arrival, or the clerk or would not run as scheduled, the owner could not be held responsible and the tenant could not claim any compensation, or in case of dispute between the housemaid and the tenant, the latter shall personally. The premises will be given to the tenant in perfectly clean and the machines in working order.

The tenant must refrain from absolutely throwing in sinks, bathtubs, toilets, objects likely to block and detergent products can damage septic systems and washing machines, otherwise it would be liable for costs incurred for the rehabilitation of these facilities (for information, emptying a septic tank is around 800 Euros and troubleshooting appliances is 150 euros). The tenant shall, before leaving, put all the pieces of furniture in the place where they were upon arrival.

## **X. Pool**

The pool can be emptied without the owner's consent, the tenant should never intervene personally in the machinery of the pool. The owner agrees to have a security system to meet current legislation. However, it is the tenant to take all necessary precautions for the use of the pool,

especially if he stays with young children, it must monitor. The tenant acknowledges fully identify the owner's liability for accidents occurring to himself, his family or his guests. If you disagree with this clause, the owner asks you not to rent this house.

## **XI. Obligations of the tenant**

The tenant must act in good family man and ensuring good housekeeping. Extreme events (réceptions. ..) remain subject to the prior written consent of the owner. the premises must be returned in normal condition of cleanliness on departure (washing and putting away the dishes done, bed linen and towels together, BBQ cleaned, floors washed, trash removed ...). A service of cleaning is included in the rental price, this corresponds to a reordering lump. The provision of this service means therefore included for housing left in a normal state of rental housing. We reserve the right to charge and deduct from the deposit of household overtime expected from a manifestly unreasonable position on this point (100 Euros for information).

Without prior consent of the owner, the number of beds provided in the contract shall not be exceeded, and the provision of additional beds is not permitted. Similarly, it is forbidden to set up tents in the garden or to park caravans. In case of breach of these rules, the owner may terminate the lease and apply proportionate compensation (80 euros per night per person: in this case it will be deducted from the deposit).

## **XII. Nuisance**

The owner shall not be held responsible for any irregularities and / or lack of enjoyment that can occur in electric utilities, etc ... and is not responsible for loss of enjoyment not from his actions.

## **XIII. Claims**

Any complaints concerning the leased property must be made within 72 hours after entering the premises by registered mail with return receipt requested, addressed to Mr. Maleville, Caudon 24250 Domme. After this period, claims can not be considered. In case of dispute, the Tribunal has jurisdiction to Sarlat.

#### **XIV Photos**

Photos and videos of the property can not be used or sold without written permission from the owner.

The lessee

(Precede the signing of the mention "read and approved")