



## Rental Agreement of the house "Aigrette"

### I. Designation of parties

This contract is concluded between the parties hereinafter named.

#### The landlord, hereinafter referred to as "the landlord":

- Name and surname: LANDREAU OLIVIER
- Address: 11 rue du bois des amourettes - Puydrouard, 17290 Forges
- Phone number: 06 27 17 51 11
- Address e-mail : contact@leclosdesamourettes.fr

#### The tenant, hereinafter referred to as "the tenant":

- First and last name: .....
- Full home address: .....
- Phone Number: .....
- Address e-mail : .....
- ..... Attendees including..... people over 18 years of age and..... people under 18 years of age

### II. Duration of the contract

This seasonal rental contract is concluded for the period from:

- From ..... /..... /..... at 4:00 p.m. until ..... /..... /..... at 10:00 a.m.
- That is a total of .... nights.

### III. Financial terms of the contract

The price means:

- Cleaning and tourist taxes included
- Sheets and towels provided
- Water and electricity charges included

The price of the stay is set at ..... € for the rental period, including €..... for the tourist tax.

Subject to abnormally high water consumption which will automatically give rise to the payment of a surcharge. Given that the national average of water consumption per person per week is 1m<sup>3</sup>.

Subject to an abnormally high electricity consumption which will automatically give rise to the payment of a surcharge. Given that the national average electricity consumption per person per week is 42 kWh.

### IV. Payment terms

- **Deposit:** 50% of the total amount of the stay, i.e. €....., is to be paid by the tenant on the date of booking.
- **Balance:** 50% of the total amount of the stay, i.e. €..... is to be paid by the tenant 7 days before the date of arrival.
- **Security deposit:** The amount for the guest house is €400, to be paid by the tenant 7 days before the arrival date.

**Bank details of the landlord:**

- IDENTITY : MR OLIVIER LANDREAU
- RIB: 10278 39434 00020960407 60
- IBAN: FR76 1027 8394 3400 0209 6040 760
- BIC : CMCIFR2A

**V. Refund terms**

- In case of cancellation: refer to Part VII of the T&Cs and the internal regulations (page 4).
- For the security deposit: refer to Part VIII of the T&Cs and the internal regulations (page 4).
- Please send your bank account statement with the contract in order to return the deposit of
- guarantee.

**VI. Annexes**

The rental of the accommodation is accompanied by the respect of obligations on the part of the tenant. These are set out in the following documents annexed and attached to this contract and are approved by the tenant:

- General Terms and Conditions of Sale and Internal Rules
- Inventory (detailed description of the rental and its furniture)

**VII. Signatures**

I, undersigned.....

declares that he agrees to the terms of the contract, after having read the general terms and conditions.

Any complaints relating to the inventory of fixtures must be submitted to the landlord within 24 hours of the start date of the stay. Any other complaint relating to a stay must be made in writing as soon as possible. A proposal for an amicable settlement will be proposed. In the event of persistent disagreement and in the absence of an amicable agreement, the dispute will be subject to French law and the exclusive jurisdiction of the competent courts of the place of rental.

Done in 2 copies, one for each signatory.

**THE LANDLORD**

Done at Forges the.....

**THE TENANT**

Made in ..... the.....

Signature of the landlord  
Preceded by the words  
"Read and approved"

Tenant's signature  
Preceded by the words  
"Read and approved"

# General Terms and Conditions of Sale and Internal Rules

In order for your conditions of stay to be as pleasant as possible and for health and safety conditions to be guaranteed for all, the landlord asks you to carefully read these internal rules and the general terms and conditions of sale.

It reminds you that the internal rules set a course of action so that guests take care of the premises and make the most of their stay in good conditions.

## I. The contract

The landlord undertakes not to disclose to any third party any information of any kind, on any medium whatsoever, that the tenant has been led to give him. However, these latter provisions are not applicable to requests for information made by the administration.

The written contract is for the seasonal rental of a furnished accommodation, in accordance with Article L324-1 of the Tourism Code, and does not have as its object the rental of a dwelling for use as a main residence or for mixed residential and professional use for the tenant.

This contract is therefore governed by the provisions of the amended Decree of 28 December 1976 and by the general provisions of the Civil Code.

## II. Nature of the accommodation

The landlord provides the tenant with a dwelling with the following characteristics.

The accommodation is located:

11, rue du bois des amourettes – Puydrouard, 17290 Forges

The accommodation is located in a small housing estate and is not a shared flat.

Rooms on the ground floor :

- A fully equipped kitchen with a dining area
- A living room
- One bathroom
- One toilet

Rooms upstairs :

- Two bedrooms
- One toilet

Outdoor areas:

- o A small terrace on the front facade
- o A terrace on the rear facade
- o A large enclosed garden with trees on the rear façade
- o An open swimming pool (1 June to 30 September, unheated) and surrounded by a terrace
- o A parking space in the front (2 spaces)
- o A parking space in the rear (2 spaces)

The main house and the front garden are not included in the rental.

The swimming pool and back garden are shared with the occupants of the main house.

The annex (laundry room) is not included in the rental but is accessible for the washing machine and clotheslines.

## Capacity:

The rental accommodation is able to accommodate a maximum number of 3 people.

If the number of tenants exceeds the capacity, the landlord can refuse the additional people. Any modification or termination of the contract will be considered at the initiative of the customer.

The annex/laundry room is not included in the rental.

The extension to the side of the house is not included in the rental.

## III. Purpose of the accommodation

The tenant has the obligation to occupy the premises personally, to maintain them and to use them peacefully

without disturbing the peace of the neighbourhood. It acknowledges the prohibition of using the premises for professional use, and the prohibition of subletting them to a third party. Any infringement would be likely to lead to the immediate termination of the rental at the fault of the tenant, the proceeds of the rental remaining definitively acquired by the landlord.

The tenant must inform of the possible access to the property by third parties.

#### **IV. Rental period**

This accommodation is rented for a period defined at the time of booking. Under no circumstances may the tenant claim any right to remain in the premises outside this period.

The rental contract is not renewable.

The renter must show up on the day specified in the booking. In the event of a late or delayed arrival, the tenant must notify the landlord.

At the end of the rental period and no later than 11:00 a.m., the tenant undertakes to leave the accommodation free of any occupation and to hand over the keys to the landlord or his representative and may not under any circumstances claim any right to remain in the premises at the end of the stay.

#### **V. Tourist tax**

The tourist tax, when it is due, is a local tax that the customer must pay and which is paid by the landlord to the community of municipalities Aunis Sud. It is due per day and for anyone over 18 years of age. Its amount is decided by the deliberation of the members of the municipality's community Aunis Sud and is specified in the rental contract.

#### **VI. Payment terms**

##### **Down payment:**

- 50% of the total amount of the stay is to be paid by the tenant on the date of booking within 24 hours.
- Beyond 24 hours, this rental proposal will be cancelled and the landlord will dispose of the rental at his convenience.

**Balance:** the tenant undertakes to pay the balance of the amount due, 7 days before the date of the start of the stay.

#### **VII. Cancellation Policy**

Any cancellation must be notified to the landlord by email. It is agreed that:

- Cancellation of the stay by the tenant at least 14 days before the scheduled date of entry into the premises will result in a refund of 100% of the deposit paid..
- Cancellation of the stay by the tenant at least 7 days before the scheduled date of entry into the premises will result in a refund of 50% of the deposit paid.
- Cancellation of the stay by the tenant less than 7 days before the scheduled entry date results in the total loss of the deposit paid.
- If the tenant does not show up before 10 p.m. on the scheduled start date of the stay indicated in the contract, this contract becomes null and void and the lessor reserves the right to retain the deposit and the balance of the rental.
- If the tenant does not respond within 24 hours of the arrival date indicated on the reservation, it becomes null and void and the lessor reserves the right to seek to re-let the property during the period initially reserved by the tenant. The deposit and the balance of the rental also remain with the lessor.
- If the stay is shortened, the rental price remains with the lessor. No refund will be made.
- If the landlord cancels the stay before the start of the stay, they must inform the client by email. The client, without prejudice to any claims for compensation for any damages incurred, will be immediately reimbursed for any amounts paid.

The lessor also reserves the right to terminate the stay early for serious reasons: theft, damage, disrespect for other people, inappropriate behavior or behavior not in accordance with the nature of the premises, etc. In this case, the entire stay remains due without this payment excluding possible legal action.

#### **VIII. Security deposit**

This rental agreement requires the payment of a security deposit using a money transfer. The security deposit will be €800 for the guesthouse and €400 for a guest room.

The tenant agrees to pay the security deposit 7 days before their move-in date.

This deposit will be returned within 24 hours of the tenant's departure, less the cost of restoring the premises if any damage is noted. In the event of early departure (before the time specified in this agreement) preventing the inventory from being carried out on the tenant's departure date, the security deposit will be returned by the landlord within one week, less the cost of restoring the premises if any damage is noted.

In the event of damage to the rented property, the security deposit will be retained until the amount of the damage has been assessed, where an account will be drawn up between the parties based on the amount of the damage. In the event of loss or damage to items in the furnished accommodation or equipment provided caused by the tenant, the amount of this deposit will be reduced by the cost of repair or replacement. If the security deposit is insufficient, the tenant agrees to make up the amount after the exit inventory.

#### **IX. Insurance**

The tenant is responsible for all damages caused by him. He is required to be insured by a civil liability contract and a holiday insurance type contract for these various risks (water damage and fire). Failure to take out insurance will give rise to the payment of damages in the event of claims suffered during the holiday period.

The tenant undertakes to report to the landlord and within a maximum of 24 hours any damage that has occurred in the accommodation, its outbuildings, its external equipment.

#### **X. Inventory of fixtures, arrival and departure of the rental**

- The facilities and equipment of the accommodation are deemed to be in working order on the date and time of entry into the premises. The state of cleanliness of the property upon the tenant's arrival is deemed to be clean and healthy on the date and time of entry into the premises.
- An inventory of fixtures is carried out when the tenant leaves. An inventory has been drawn up and can be consulted in the "Inventory of fixtures" appendix. This inventory is the only reference in the event of a dispute concerning the inventory of fixtures.
- A complaint sent by the tenant after 24 hours after entering the premises cannot be accepted.
- The cleaning of the premises in normal use is the responsibility of the landlord. In the event of abnormal use of the premises, or exceptional soiling, the amount of the cleaning fee will be invoiced to the tenant, i.e. €200 or the need for repairs due to the tenant's negligence will result in the levy or the total collection of the security deposit by the landlord.
- Arrival times are scheduled for the afternoon from 4 p.m.
- Departure times are scheduled in the morning before 10am.
- Upon departure, the tenant undertakes to return the rented property as a furnished property in the condition in which he found it on arrival.
- The tenant who has signed the rental contract must return the keys upon departure and mention any alteration in the condition of the facilities and equipment that has occurred during the duration of the stay.

#### **XI. Premises, services and equipment for common use**

The accommodation has the following premises, services and equipment, dedicated to the common use of the property:

- Garbage Spaces
- Pool room
- General maintenance service, garbage cans...
- Pool and small pool maintenance service

#### **XII. Number of tenants and external visitors**

- The accommodation is rented for the specific number of holidaymakers provided for in the rental contract.
- The rental may not benefit third parties under any circumstances. If you wish to welcome visitors during your stay, please ask the landlord for approval. Guests not included in the reservation are not allowed to sleep on site.
- The total number of occupants must not exceed 3 people.

**XIII. Etiquette guidelines**

- Don't forget that we have neighbours. Please respect the tranquility of the premises and reduce noise to a minimum. The sound volume, inside and outside the property, must be contained in order to respect the tranquility of the neighborhood.
- We also ask that you do not organize parties or gatherings. In the event of a conflict or complaint, the landlord reserves the right to exclude the customers who caused the disturbance.
- For the respect of the neighborhood, it is strictly forbidden to make noise in the evening after 10 p.m. and before 8 a.m. The use of the swimming pool, barbecue, music broadcasting is prohibited after 10 p.m.

**XIV. General Safety Instructions**

- The access door to the accommodation is provided with a key lock, bay windows and windows with a locking system. Make sure to close them when leaving the premises. You are responsible for any theft and damage in the event of non-compliance with this clause.
- Do not leave appliances or electrical appliances on.
- Windows must be closed in case of absence. Any damage due to rain inside the rooms (especially the parquet floors) will be attributable to the tenant.
- The landlord cannot be held responsible for any accidents or damage that may occur in the property, in the car parks or in the manoeuvres of access or exit from the property.
- For the safety of children, the entrance gate at the front or the gate gate at the back must always be closed. The keys are at your disposal in the accommodation.
- A fire extinguisher was placed in the apartment.
- If necessary, you can call the landlord.
- In case of emergency, please notify the emergency services (18 for the fire brigade, 15 for the Samu, 17 for the police, 112 for the European Emergency Call Centre).

**XV. Use of the premises**

- You are not allowed to move the furniture.
- In order to respect the environment as much as possible, please turn off the lights when you leave a room, do not accumulate lights in the same room, be careful to turn off the outdoor lights, do not waste water, and do not leave doors and windows open if you use heating.
- Please do not throw anything in the toilet bowl except toilet paper.
- In the case of a clogged toilet or a blocked sanitation system due to malice, the tenant is liable.

**XVI. Materials provided**

- Throughout the duration of the stay, the tenant must respect the premises. He will make good use of the equipment and accommodation to make it in perfect general condition when he leaves.
- This accommodation is rented with bedding (box springs and mattresses), duvets and pillows according to the inventory.
- Sheets and other household linen (bed linen, towels, tea towels, etc.) are provided except for the "single" stay. Each mattress and pillow is equipped with mattress pads that must be kept in place when leaving.
- Beds will be made on arrival.
- A kit is available to you on arrival (garbage bags, sponge, coffee filters, detergent, dishwasher tablets, household products, salt, pepper, vinegar, oil, etc.).

**XVII. Rules of cleanliness**

- I ask that you keep the space tidy during your stay.
- **Before leaving home:** dishes should be washed and stored, refrigerator and freezer should be emptied. Refer to the departure instructions in the welcome booklet for everything you need to know at the time of departure.
- Before your departure, the bed linen must be folded and placed at the foot of each bed, the towels will be folded in the respective bathrooms in the case of a rental with sheets and linen included.

**XVIII. Garbage**

- Recycling bins are available in the kitchen cabinet under the sink.
- Please respect the sorting rules:
- Yellow bin in the house and outside for cardboard, plastic and metal packaging,
- The plant bin (compost) for organic waste
- The paper tray for papers, magazines...

- The large bin for glasses and the green bin inside and outside for household waste.
- A container for household waste and another for packaging are available outside next to the rear gate.
- When you leave, please do not leave anything in the yellow and green bins in the house and leave them clean.

**XIX. Rules on smoking**

- Smoking is strictly forbidden inside the property, even if the windows are open. If you do not comply with this rule, you are liable to be charged for cleaning and sanitizing the accommodation (taken from your deposit).
- The landlord allows its guests to smoke only in outdoor areas. He only asks to use the ashtrays provided, not to leave cigarette butts in the garden and to throw the ashes in the bin provided for this purpose (making sure that they are well extinguished).

**XX. Pets**

- Pets are not allowed. Contact me ahead of time to see if I can make an exception.
- Only the rental contract specifies whether the tenant is allowed to stay with his pet. In the event of non-compliance with this clause by the tenant, the landlord may refuse the stay, in which case no refund will be made.
- Any damage due to animals is the sole responsibility of the tenant and will be deducted from his security deposit.

**XXI. Using the Internet Connection**

- The tenant undertakes to comply with the laws regarding downloads and site visits. In the event of a request from the competent authorities, the landlord will transmit the contact details of the tenant who has benefited from the said connection.

**XXII. Use of the pool**

- The use of the pool is subject to acceptance of the specific rules of the pool:
- The pool is equipped with an alarm system that constantly monitors the condition of the pool. In the event of a fall into the pool, the alarm system triggers its siren according to the requirements of the French standard NF P90-307-I:2009. Each adult must read the operating and use of the "Sensor Premium" alarm which can be found in the welcome booklet.
- It is strictly forbidden to put any type of equipment in the pool that could damage the liner (flexible coating allowing the pool to be waterproofed).
- It is forbidden to put on sunscreen or lotion if a swim is planned in the next few minutes.
- The pool may present drowning hazards, the tenant is responsible for his own safety, that of the children and his guests. The latter must prevent any risk of accident through prevention.
- Safety instructions inherent to the use of the pool: do not dive, do not heckle on inflatable structures (or other) as well as around the pool, do not run at the edge of the pool, etc.
- The landlord cannot be held responsible for any accident that occurs during the use of the pool.

**XXIII. Rules for children**

- For the duration of the stay, children are under the responsibility of their parents. They should not be left unattended. The garden with its swimming pool can present dangers including drowning, do not let children walk alone without being accompanied by their parents or a responsible adult.

**XXIV. Cleaning**

- Cleaning is provided for in the rental, however, please make sure not to leave the accommodation in disorder by ensuring the storage of furniture, objects and dishes without forgetting to empty the garbage.

**XXV. Parking Rules**

- Two parking spaces available on the front façade of the house
- Two parking spaces available at the back of the house.
- It is strictly forbidden to park on the road that gives access to the neighboring houses.

**XXVI. The use of the barbecue**

You can use the barbecue, please use it while respecting the safety measures. Place it in a stable location, tighten the gas hose connection, watch for flames if it is windy.

**XXVII. Garden and pool maintenance**

The landlord or a representative will be required to intervene during your stay:

- Daily: for pool maintenance (cleaning and quality control of the bathing water)
- Occasionally: for watering flowers and shrubs, pond maintenance.

Interventions will be organized in the morning very early or during your absence. The landlord will ensure that your privacy is respected.

**XXVIII. In case of problems**

- In case of any breakdown or malfunction, please contact me without delay. I would then do my best to remedy the situation. No reimbursement for troubleshooting or repairs can be taken into account without our agreement.
- In case of breakage, damage or damage, please report it during your stay, even if no damage seems apparent. In the event of loss or damage to elements of the accommodation, the amount of the deposit may be reduced by the cost of restoration or possible replacement.

**XXIX. Sanction in the event of violation of the internal regulations**

In the event of a violation of the house rules by the tenant. The landlord reserves the right to apply appropriate sanctions:

- Termination of the rental agreement with loss of the security deposit. You must leave the premises before the departure date agreed upon following the interruption of the stay.
- In the event of damage or breakage, the objects must be replaced identically or reimbursed to the landlord with the amount of the deposit. The tenant can use his civil liability insurance in the event of damage noted in the inventory of fixtures at the end of the building.
- The landlord reserves the right to ask the tenant for a civil liability insurance policy to cover the risks of damage to the house, equipment and people. The landlord's liability is fully released during the term of the rental. In the absence of the tenant who signed the service contract, each member of the group will be responsible for his or her actions and for claims of any kind caused by him/her.

THANK YOU IN ADVANCE FOR YOUR PARTICIPATION AND ENJOY YOUR STAY

"Le Clos des Amourettes"  
11 rue du bois des amourettes - Puydrouard  
17290 Forges  
06 27 17 51 11  
[contact@leclosdesamourettes.fr](mailto:contact@leclosdesamourettes.fr)

# Inventory

The inventory covers all the premises and equipment for private use mentioned in the rental contract, the general terms and conditions of sale and internal regulations, and of which the tenant has exclusive use.

Unless you remark on your arrival or on the day of your arrival, these sections will be deemed to be free of any annotation. In the event that you have any problems noted, the landlord will note on both copies of this document and will sign in the relevant section to authenticate them.

Report any breakage to us during your stay. Unless there is a significant replacement cost or clearly intentional damage, a broken glass or plate will not be charged.

The loss of a set of keys is charged at €50.

## I. ENTRANCE

- Storage, cupboards, locks, double front door with two panels, walls, ceiling, floor, sockets, switches, lighting, radiator.
- Storage and wardrobe by the front door: 10 clothes hangers, high shelves and shoe rack, vacuum cleaner.
- Toilet side cupboard: Electrical panel, 1 small broom and 1 small dustpan, 1 iron, cleaning products and 2 vacuum cleaner accessories, 1 mop, 2 dust cloths, 1 clothes dryer, 1 ironing board, 1 broom, 1 scraper, 1 laundry basket, 1 pincushion.

## II. KITCHEN

Storage and cupboards, locks, doors, joinery, windows, shutters, walls, ceiling, floor, taps, water drainage, sockets, switches, lighting, VMC, radiator, sink, cupboards, drawers, hood, worktop, hob, oven, fridge/freezer, microwave, 10-cup coffee maker, Senseo coffee maker, kettle, toaster, 3 plastic plants, liquid soap dispenser.

8 soup plates	8 matchbox	1 kitchen scale	3 pans
8 dinner plates	9 coffee cups	1 meat knife	4 pans
4 bowls	3 large dishes	2 pan lids	4 cakes mussels
12 dessert plates	11 tablespoons	5 salad bowls	1 salad spinner
16 wine glasses	12 teaspoons	1 stainless steel salad bowl	1 stainless steel strainer
12 water glasses	9 table knives	1 cast iron baking plate	1 serving tray
5 beer glasses	12 table forks	1 baking dishes	1 measuring cup
1 glove and 1 potholder	2 kitchen knives	1 roll of stretch film	2 supports glaçons
1 electric mixer	6 meat knives	1 roll of kitchen paper	
1 aluminium roll	1 long coffee spoons	1 wine decanter	2 earthenware ramekins

## III. GROUND FLOOR WC

Door, walls, ceiling, floors, light switch, lighting, ventilation system, WC, 1 bin, 1 toilet brush, 1 toilet roll holder.

## IV. LIVING ROOM

Baies vitrées avec 2 rideaux, volet électrique, murs, plafond, sol, prises, interrupteurs, éclairage, canapé avec trois coussins, un fauteuil en rotin, 3 tables basses, grande lampe abat-jour bleue, bibliothèque, petite lampe abat-jour.

## V. BATHROOM

Ceiling, floor, taps, shower and sink water drainage, sockets, switches, lighting, VMC, sink, shower, shower curtain, lower storage units with curtain, worktop, 1 small and 1 large mirror, 1 bin, a mirror, 1 freestanding towel rack, 1 electric wall-mounted towel rack, 1 PVC box, liquid soap dispenser, shower soap holder, shower floor mat, 1 plastic plant, back brush.

## VI. UPSTAIRS WC

Porte, murs, plafond, sols, interrupteur, éclairage, VMC, WC, 1 poubelle, 1 brosse de toilette, 1 support rouleau.

## VII. STAIRCASE AND BEDROOM HALLWAY

Walls, ceiling, light switches, lighting, handrail

**VIII. ROOM "Caraïbe"**

Door, lock, woodwork, Velux window with blackout curtain, walls, ceiling, parquet flooring, electrical outlets, light switches, lighting, wardrobe and 4 curtains with 1 large wooden drawer, 2 PVC boxes and 2 large PVC bins, 1 bed, 1 mattress, 1 bedside table, 1 wooden lamp with lampshade, 2 chairs, 1 fan, 10 clothes hangers, a bedside table with a marble top, radiator.

1 mattress protector and 1 fitted sheet, 1 flat sheet, 1 duvet and duvet cover, 1 bolster with protector and cover, 2 pillows with protectors and covers (45x70 cm), 1 pillow with protector and cover, 2 bath towels, 2 hand towels, 4 washcloths.

**IX. ROOM "Corsica"**

Door, lock, woodwork, Velux window with blackout curtain, walls, ceiling, parquet flooring, sockets, switches, lighting, wardrobe and 3 curtains with 2 large wooden drawers, 1 PVC box and 1 large PVC bin, 1 bed, 1 mattress, 1 bedside table, 1 wooden lamp with lampshade, 2 chairs, 5 clothes hangers, radiator...

1 mattress protector and 1 fitted sheet, 1 flat sheet, 1 duvet and duvet cover, 1 bolster with protector and cover, 2 pillows with protectors and covers (45x70cm), 1 pillow with protector and cover, 1 bath towel, 1 hand towel, 2 washcloths.

**X. OUTDOOR AREAS**

Pool terrace with round table and 2 metal chairs, 4 sunbeds and outdoor shower.

**XI. SHED**

A gas barbecue with 2 grills and 2 plancha plates, 1 gas bottle, 1 set of barbecue accessories: 1 spatula, 1 tongs, 1 fork, 3 giant inflatable buoys.

**XII. SWIMMING POOL**

Pool alarm safety system with a magnetic alarm

**XIII. KEYS**

1 key to the front door, 1 key to annex/laundry, 1 key to the shed/bike garage, 1 magnet key to the pool alarm.