

General Rental Conditions Jas Renard

Article I. Tariff conditions (VAT included) 2021

	from 19/12/2020 to 05/01/2021	from 01/05/2021 to 02/07/2021	from 03/07/2021 to 27/08/2021	from 28/08/2021 to 24/09/2021	others dates
Week (7 nights)	1490€	1790€	2190€	1790€	1100€
Week-End (2 nights minimum)	-	-	-	-	990€
Pool access	non	oui	oui	oui	non
climatisation	non	50€/week	50€/week	50€/week	non
heating	50€/week	non	non	non	50€/week

Long stay discount on weekly rate:

- 2nd week: 5 %
- 3rd week: 7.5 %

It should be added the tourist tax voted by the community of agglomeration Ventoux-Comtat-Vennaissin whose rate can be communicated on simple request or consulted on site <http://lacove.taxesejour.fr/#tarifs>

Article II: Booking deposit, balance of the rent, validity of the rental agreement

For a booking to be effective and valid, the following conditions must be fulfilled:

1. the rental agreement will be initialed on each page, dated and signed by both parties;
2. a deposit equal to 50% of the rent will be paid by bank transfer to the details of the lessor (IBAN code attached). Validation of the reservation will take effect on the day of the transfer. After 5 working days, a reservation request will be considered void without transfer of the deposit. For last-minute bookings, the total balance + security deposit must be sent at the same time as the signed contract;
3. These terms and conditions will be initialed on each page and stamped by the tenant who undertakes to respect them.

The validity of the lease will only be acquired when the balance of the rent is paid, at the latest 30 days before the rental start date indicated on page 1 of the contract.

In case of early departure, the price of the stay remains acquired to the owner. There will be no refund.

The contract is valid for the duration mentioned. The tenant has the obligation to leave the place on the date agreed before 9am. He can not under any circumstances invoke the right to remain in the premises at the end of the stay without the written agreement of the lessor.

Article III: Security Deposit / Insurance

The amount of the security deposit is 1000 € whatever the length of the rental period. The deposit will be paid at the same time as the balance of the rent. The 1000 € will be returned to the tenant by SEPA (Single Euro Payments Area) bank transfer within 2 weeks (10 working days)

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after the end of the rental period. The tenant is required to provide a bank statement for this purpose.

In the absence of an insurance certificate, when a deterioration is noted, this period will be extended by the time required to prepare the quotations or refurbishment offers. The refund will include a reduction equal to the costs of rehabilitation. When the amount of restoration exceeds the amount of the deposit, the tenant agrees to pay the difference within a month of date of submission of the quote or invoice. The lessor reserves the right to sue the tenant in the case of unpaid bills. The costs inherent in this process (bailiff, recovery, lawyer, etc. ..) will be claimed in addition to the tenant.

Even if it is not mandatory, holding a home insurance certificate for a vacation rental is highly recommended.

The tenant remains responsible for the damage that he could cause in the house and must be able to repair them financially. It is up to him to subscribe to a specific insurance contract.

Article IV: Cancellation of reservation

a) on the tenant's initiative

A cancellation request must be made by registered letter with acknowledgment of receipt exclusively, to the address of the lessor. The effective date in the calculation of compensation due will be the date of submission of mail to the lessor by the postal services.

E-mails (including notification of reading or distribution), phone calls, single letter, etc. will not constitute, in any case, proof of request for termination.

When the renter cancels the booking, including for force majeure, the following penalties will be applied. The calculation is made between the first rental day and the effective date of the cancellation request.

Difference between the rental date and the date of termination	Applicable benefits
Greater than 30 days	Deposit not refunded
Less than or equal to 30 days	Full rent due

b) In case of cancellation of the lease by the owner:

The owner will refund 1.5 times the amount of the rent or deposit paid on the day of cancellation.

If the deposit of guarantee has been paid, it will be fully refunded without damage and interest.

Article V: Resolutive Clauses

The lease will be terminated immediately and automatically:

- in case of default of payment of the deposit, the balance and the deposit in the agreed terms;
- neighborhood disturbances noted either by a police or gendarmerie authority, or by a member of the municipal council, or by filing a complaint or day-to-day with the authorities;
- acts of malice, destruction or damage;
- if the property is used for professional purposes (filming, photo shoot, evening organization, etc.);
- in case of transfer of the lease or sublease to a third natural or legal person without the lessor being consented to this transfer by a specific amendment to the lease.
- If the tenant has not appeared the day mentioned on the contract: After 24 hours and without notice notified to the owner, this contract is considered as terminated according to Article IV-a). The landlord can dispose of his furnished.

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Article VI: Obligations of the lessor

The lessor undertakes to make available the rented property as described on the dates defined except in cases of force majeure.

Article VII: Rules of procedure / obligations of the tenant

The tenant agrees to:

- Respect the property that is available to him. In the opposite case, the lessor or his representative may take all measures to preserve the rented property. The costs incurred as a precautionary measure will be claimed from the tenant if necessary;
- Do not organize parties or parties with non-rental guests.
- Not to exceed the number of persons stipulated in the rental agreement: any failure or attempt to conceal the number of actual occupants will be immediately sanctioned by the nullity of the rental agreement.
- Do not oppose repair or maintenance work that requires intervention in the dwelling.
- Leave free access to external parts, especially around the pool for maintenance.
- Observe the safety instructions mentioned in article IX.
- No smoking in the premises: **the rental is strictly non-smoking.**
- Leave at the end of the stay, the premises in the same conditions as those he has taken possession of: namely, tidy, orderly and clean. Any deviation will be mentioned in the inventory of end of stay and the cleaning fee of 75 € will be applicable.
- Do not pour into sinks, sinks, toilets, showers, chemicals, greases, oils, paints / varnishes, etc.
- Do not put towels and tampons in the toilet. The toilets are equipped with bins for this purpose.
- Do not use linens other than for its original purpose. The use of towels as bath towels is strictly forbidden.
- Observe the instructions for the use of wastewater treatment and garbage collection. The housing is equipped with an ANC (non collective sanitation) with a micro-station specifically studied to the conditions of use (number of occupants). The whole was checked by the approved organizations for compliance. Spills of chemicals, fats, oils, etc. could damage the facility to the point of rendering it inoperative and consequently render the dwelling unfit for occupation. The lessor can not be held responsible and no compensation can be claimed.

Article VIII: Linen / Spare

In the lease, it is included the supply of:

- a pair of sheets for each of the beds in correlation with the number of declared occupants;
- One set of towels per occupant
- a set of kitchen towels + 1 hand towel;
- a hand towel in the DRC toilet:

Sheets and towels are allocated for the duration of the rental or for a period of 7 days. In the case of a rental of a longer duration, a new set of towels per occupant and a pair of sheets per bed will be made available by period of 7 days, charge to the occupants to proceed with the replacement. This service may be offered in addition (scale annexed).

An extra set of sheets per bed to also be provided on request during the stay. Dressage will remain the responsibility of the occupant and the pair of sheets will be charged according to the attached scale.

Article IX: Instructions and safety rules

- In the event of a smoke detector being triggered, the occupants are asked to leave the dwelling for safety, to alert the fire brigade (118 or 18) and the lessor.
- In the case of violent thunderstorms such as a Cévenol episode, do not access the exterior vehicle shelter or the outdoor parking, the creek located near the communal road can overflow

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making the area dangerous. It is recommended to stay at ground level or upstairs.

- In the case of strong winds (typically Mistral), the opening and closing of gates, doors, French windows and shutters must be handled with care and must be prohibited to children. The open shutters will be systematically locked in position by Marseille stops to avoid the slamming or flapping of the latter.

- Although condemned or requiring tools for their openings, it is forbidden to open the eyes and hatches of visits of rainwater collection networks, wastewater, conveyance, wells, etc.

- The tenant is responsible for ensuring that the pool security system is locked as soon as the installation is not in use. The owner is released from all responsibilities, for any accident not respecting the safety instructions specific to the swimming pool. It is the parents' responsibility to supervise their children and put the pool safety system in service after the end of each swim to prevent drowning.

- Do not dive, do not hurry around the pool, Do not leave children alone and unattended around the pool and generally prohibit anything that can close a risk situation.

- Do not attempt or repair on your own initiative a technical disorder. In this case, inform the lessor, who alone is entitled to intervene and make the necessary arrangements.

- When using the barbecue: keep children away. Do not leave children alone near the appliance.

Article X: Heating / air conditioning

Here we mean the complete set for both heating and cooling. The central control controlling the regulation will be locked and not modifiable by the tenant. The indoor temperatures of the house are pre-set at 21 ° C during heating and 23 ° C during summer. The system is designed so that the temperature can be adjusted in each room independently, around the values of the main control.

The house has been completely renovated in 2018 to maximize the comfort of the occupants thanks to the use of efficient thermal insulation materials and renewable energy system.

Tenants' attitude and lifestyle are paramount to keeping the house in acceptable comfort. In summer, keeping windows and doors closed, flaps crossing during hot hours and ventilation during the night limits the use of air conditioning, and preserves energy and generally comfort.

Article XI: Animals

Pets are not allowed in the rental both indoors and outdoors.

Article XII: Inventory and inventories

The inventory of fixtures and inventory of furniture and various equipment will be made at the beginning and end of the stay by the owner and will be signed by both parties.

On departure, the tenant undertakes to return the furnished apartment as clean as he found it on arrival.

The verification of cleanliness will cover the following main points:

- cleanliness of all floors (stains / dirt)
- SDE : shower windows / taps / basins / toilets
- kitchen : worktop (grease marks) / dishes
- outside : terrace / barbecue

if one of the points above is disputed, a cleaning fee of 125€ will be applied and deducted from the security deposit.

Article XIII: Telephone

A telephone line is available to the tenant for the strict requirements of emergency call for help. A statement of this telephone line (04 90 65 24 45) from date to date inherent in the lease will be made. All communications invoiced by the operator during this period will be deducted from the security deposit.

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Article XIV: Furnished Tourist Ranking

the rental is classified since December 2019 in furnished 3-star tourism for a period of 5 years.

this document is translated to facilitate the understanding and the meaning of the contract, and is not in this contractual capacity. in case of dispute, exclusively the original French version will prevail.

Done on ____ / ____ / ____ at _____

tenant's signature

preceded by the words "read and approved"

We draw the attention of the tenant, that this house by the stairs that connect the different levels, can not be suitable for people with reduced mobility or disability.