

## **RENTAL AGREEMENT**

### **Basic Regulations**

The rental of this property is considered as a temporary residence and country home. The property shall not be used as a main home or even as a second home. The tenant shall not use the property for any trade, craft industry or professional activity.

The property that is rented shall not be occupied by more people than has been booked unless preliminary agreement of the owner. Should this occur, the owner will ask for additional rent or refuse the entry of the property.

The lease expires accordingly at the end of your booked holiday without the need to give notice. The rental will not be extended without the preliminary written agreement of the owner.

The tenant shall not use the premises to practice a trade or any kind of industrial activity. The tenant has to accept that it is only a temporary rental.

The tenant shall not do anything that might disturb or harm the peacefulness of the neighbourhood or the other tenants.

The tenant shall live in the place personally, they shall not rent the property to a third party.. They shall not bring other furniture than that already existing in the property, except for linen and small items.

The tenant shall not alter the layout of the rooms or the furniture.

The tenant shall not have any pets unless he has a preliminary agreement from the owner. In that case, the pets shall not damage anything and shall not harm the peacefulness of the neighbourhood.

The tenant shall give his agreement to allow works in the rented place if they are urgent at all times.

The tenant shall maintain the rented property. At the end of the stay the property must be as clean as when the keys were handed over.

In case of damage or disaster in the property, the owner shall be informed as soon as possible, even if the damage is not visible.

The tenant shall be responsible for his own damage and losses and for the other people in the place during the rented period, unless he can prove that he or the above-mentioned persons are not responsible.

The tenant must provide information in advance about the day and hour of his arrival. They must also make an appointment to arrange the formalities for departure 3 days before leaving the property.

**All late arrivals after 8 pm or on Sundays, all departures before the arranged time or on Sundays may be subject to a €120 fee (price includes VAT)**

**Security Deposit**

The security deposit is managed by the owner of the property. One month before arrival, the tenant will send the required deposit amount by bank transfer to the owner (bank details will be sent prior to this). It is given as a deposit in case of accidental damage that might be caused to the furniture or any other things in the property.

Any object that will be lost, broken, spoiled or damaged shall be replaced or paid to the owner according to its value. This non-interest-bearing deposit shall never be considered as part of the payment of the rent.

When the keys are returned, if nothing was damaged, the deposit will be returned approximately two weeks after departure. However, if something was damaged, the deposit will be given back but the amount of money corresponding to the damages will be deducted.

A lump sum can possibly be deducted for the cleaning of the premises if required.

**Insurance**

A copy of your insurance policy certificate showing cover for civil liability, cancellations, personal belongings, public liability and accidental damage must be sent to the owner at the same time as the payment of the security deposit (approximately one month before arrival). The tenant shall therefore be responsible for any accidental damage caused to the rented property.

**Law**

It is hereby understood that in accordance with the agreement received by the Agency of the property, it has no control or responsibility for the management of the rental property. It is further understood by the tenant that only the owner or its employees shall be responsible for such issues. In case of dispute, the matter will be dealt with in the Court of Tarascon. The agreement hereby is governed by French Law.