



R E N T A L C O N T R A C T

Between the undersigned,

LE DOMAINE DE MADELEINE (SARL. ELENDIL) represented by Mrs. Corinne BATAVOINE
21, route de Fécamp 76540 YPREVILLE - BIVILLE.
TEL: 02.35.27.52.88 / 06.48.29.64.00
- Owner - lessor - above – below designated the lessor

And

- below designated the lessee

The rental concerns a rural furnished holiday cottage known as "LE CLOS DE LA ROSERAIE" situated 21, route de Fécamp 76540 YPREVILLE - BIVILLE whose description appears in the published file on the website:

www.ledomainedemadeleine.fr/en

The lessee will be accompanied by persons, for a period of nights.

The rental will begin on , 201 from 4pm and end on , 201
before 10H00am.

You will be people.

We will have the pleasure of welcoming you and handing over the keys to you.

Keys will be handed over on arrival with the usual formalities (balance of rent, tourist tax, security deposit (if not already paid)).

Pets are only allowed subject to prior consent of the lessor, at least four weeks before arrival, and for a consideration of 40€ per animal per rental.

An inventory of fixtures is made by the lessor AFTER THE DEPARTURE OF EACH TENANT AND BEFORE THE ARRIVAL OF THE NEXT, allowing the update, if necessary, of the inventory, made available in the cottage, and the reimbursement of security deposit.

On arrival, any complaint about missing or defective items should be made within the first 24 hours.

And thus the lessor undertakes to make available the accommodation to the lessee, in compliance with the descriptive statement of the inventory and presentation on the website.

He undertakes to guarantee the provision (included in price) of water and electricity.

He also undertakes to repay any amount collected if the rental was impossible through his own fault.

Finally, he undertakes to reserve one parking space inside the domain enclosure throughout the duration of the stay. (Two parking spaces are available outside the domain within respectively 50 and 100 meters from the domain, especially for visitors occupants).

2. RENT AND ACCESSORIES

The amount of rent is : €

The rental will only be considered firm and final upon receipt of a deposit (25% of the rent), which blocks the leased property for the designated period. Payment may be made:

- a) By bank transfer
- b) By cheque in euros payable in France
- c) Holiday vouchers

The deposit is not refundable by the lessor and will be deducted from the total rental price.

The balance of the rent and tax as well as any supplements (e.g. animals, external cleaning services) are immediately payable on arrival by credit card or cash.

If these amounts are not paid then the landlord will have the right to rent the premises to another lessee, but the lessee shall remain liable for the balance of the rent unless it is rented to a third party for the same period.

2. RULES OF OCCUPANCY

The number of guests is strictly limited to the number of beds indicated on the contract, and can in no case exceed NINE.

The lessee agrees to occupy the premises personally with due diligence and to maintain them accordingly. All facilities are in working condition. Any defect or claim arising more than 24 hours after taking possession of the premises, shall not be allowed. Repairs made necessary by negligence or improper maintenance during the lease, shall be borne by the lessee or his family. He must leave access for repair.

The premises are rented furnished, with kitchen equipment, dishes, glassware, quilts, pillows, bed linen (mattress protectors, sheets, duvet covers, pillow cases) according to the description on site.

If applicable, the landlord or his representative shall be entitled to claim from the lessee, on his departure or within one month, the total value of the replacement cost of objects, furniture or equipment broken, cracked, chipped or damaged and those which exceed normal wear for the duration of the lease, in the event of loss of a set of keys, lock replacement costs will be deducted from the deposit, it will be the same for any lost remote control (TV.DVD.ACCESS), as well as the cost of cleaning quilts made dirty, and damage of any kind concerning the curtains, paint, wallpaper, ceilings, carpets, paintings, glass, bedding, etc. ...

The lessee must abstain absolutely from throwing in the sink, shower, hand basin, toilet objects likely to obstruct pipes, hot ashes etc ..., otherwise he will be liable for costs incurred for the return to service of these appliances or their replacement if necessary.

Upon his departure, the lessee must return the premises in clean condition with clean floors, toilet and bathroom. If cleaning and tidying were not properly executed, the owner will invoice or retain from the deposit a lump sum for the complete cleaning of the premises, as cleaning is not included in the rental price. It should be done before departure by the lessee.

Cleaning and tidying can be done for the lessee on demand (at least 3 days before departure) at the following rate: 95 €.

3. SECURITY DEPOSIT AND LOCAL TAX.

A security deposit is required no later than the date of taking possession of the premises, in the amount of € **500**.

The deposit is to be deposited by cash upon arrival.

This deposit will be cashed if all obligations of the lessee have not been met.

It will be returned no later than the day of the departure of the lessee.

This deposit should not be considered by the tenant as a part payment of rent.

It is used in case of damage caused by the lessee. If the amount of loss exceeds the amount of the deposit, the tenant agrees to pay for the damage after the inventory.

The owner undertakes to justify the amount necessary for the rehabilitation of the premises.

Tourist tax is collected by the owner for an amount of EUR 0.70 per day per person, children under 18 and disabled people.

Payment is due upon arrival with the balance of the lease and keys.

Made

Signature of tenant
(Preceded by the handwritten words "read and approved")

Signature of landlord
(preceded by the handwritten words "read and approved")