

## RENTAL CONTRACT

The present contract, for which acceptance by ticking the box on the website at the time of booking is equivalent to a signature between the parties, and contractualises, upon electronic payment, the rental according to the terms described below:

Between the owners: Villa Las Palmeras 21 chemin du bord de mer, 83250 La Londe Les Maures - [contact@laspalmeras.fr](mailto:contact@laspalmeras.fr) and the tenants whose contact details appear on the booking form on the website.

Renting : Furnished of tourism 4 stars (bottom of the villa)

Maximum number of people accommodated: 5 adults. The entire flat is NON-SMOKING.

Animals are not allowed.

Arrival and departure dates: as indicated on the booking form on the website. Minimum stay of 5 nights.

Arrival time: from 4pm - departure time: before 10am.

The amount of the rental is based on the price list on the website.

Included in the rental amount are

- Charges (water, electricity under normal conditions of use, relating to the equipment present and the number of people accommodated. Any consumption of water or electricity deemed abnormally high may be subject to specific invoicing).
- Internet subscription,
- The supply of sheets and blankets for the duration of the stay.
- Cleaning at the end of your stay.
- The tourist tax

Not included:

- Bath towels
- Bathroom linen

The total amount of the stay is to be paid at the time of booking, by electronic payment on the website. Cancellation and refund conditions are specified in the chapter "cancellation conditions".

This contract is deemed to be read, understood and signed (including the general terms and conditions below) when the booking is confirmed on the website by ticking the relevant box.

## GENERAL CONDITIONS FOR RENTING TOURIST FURNITURE

**1- General provisions:** Under no circumstances may the Tenant avail himself of any right to remain in the premises at the end of the period initially provided for in this contract.

**2- Payment** : The reservation becomes effective when the tenant ticks the box accepting the contract and the general conditions on the website and validates the reservation by making the payment before the date of taking possession of the premises.

In the case of a deposit, the total amount of the reservation must be paid 30 days before the arrival date. Failure to do so will result in the cancellation of the reservation and the deposit will not be refunded.

**3- Cancellation conditions:** The tenant may cancel the rental at any time. It entails the collection of variable charges depending on the date on which it occurs.

The following scale is applicable, to be paid by the tenant:

Cancellation more than 30 days before arrival, no cancellation fee (stay is refunded);

Cancellation less than 30 days before arrival, the cancellation fee will be 50% of your stay;

In case of no-show, the total amount of the stay will have to be paid

Regardless of the reason for cancellation, the Tenant must notify the Landlord by letter or email, the date of receipt of such notice will determine the rate to be applied.

The tenant who has not notified the owner will be required to pay the balance in full.

If a case of force majeure makes it impossible to provide the accommodation (water damage or other damage, climatic hazards, etc.), the full amount paid will be refunded to the Tenant, without him/her being able to claim any subsequent refunds.

In the event of cancellation, except in cases of force majeure, and at the initiative of the owner, the owner will reimburse 100% of the sums received.

**4- Use of the premises:** The Tenant shall use the rental in accordance with the recommendations of the contract, in a peaceful manner, avoiding any noise or odour nuisance or any nuisance linked to unsuitable behaviour.

On departure, the Tenant shall return the accommodation in the state in which it was left to him on entry. Any damage, breakdown, theft or technical problem will be immediately reported to the owner by the means of communication available (telephone, e-mail, post). Under no circumstances may the rental benefit third parties. The owner will provide the tenant with accommodation that conforms to the description given (in the contract and on the website) and will maintain it in a good state of repair.

The upper accommodation is not intended for rental and is strictly reserved for the owners and family members.

**5- Number of occupants:** The number of people accommodated may not exceed the maximum capacity of the accommodation indicated in the contract (maximum 5 adults).

**6- Inventory of fixtures and fittings:** The inventory of fixtures and fittings is carried out at the beginning and end of each stay.

**7- Security deposit:** The lessee must pay the lessor on the day he takes possession of the premises a sum of 300 € (three hundred euros) as a security deposit to cover any damage that may be caused to the objects that decorate the rented premises and the swimming pool area.

The refund of the security deposit will be made within 8 days (maximum 2 months) from the return of the keys, after deduction, where applicable, of any sums due by the lessee for charges or repairs.

**8- Interruption of the stay:** In the event of early interruption of the stay by the tenant, no refund will be made, whatever the reason for the interruption.

**9- Insurance:** the property is insured by the owner for the container and its contents. Nevertheless, it is the tenant's civil liability insurance that will be requested in the event of damage caused exclusively by the tenant. The tenant will therefore inform himself of the precise terms and guarantees of coverage of his liability insurance.

**10- Disputes and claims:** If the claim concerns the inventory of fixtures or the descriptive state of the rental, it must be made in writing within 7 days of arrival. The owner and the tenant must favour an amicable settlement. For other disputes, the Tenant may refer the matter to a representative body without any time limit.

## DESCRIPTION OF THE RENTAL

Furnished 4-star tourist accommodation (lower part of the villa)

Accommodation of about 70m<sup>2</sup> on the ground floor of a Provençal Villa dating from 1972, located on the seafront in a private estate.

5 rooms: 1 large living room, 1 kitchen, 2 bedrooms, 1 bathroom.

Private garden of about 800m<sup>2</sup>,

Concerning the swimming pool area, the hirer undertakes to respect the attached internal regulations (document to be returned signed).

The swimming pool is a shared space (when owners or family members are present).

Description of the furnished apartment:

The full description is detailed on the website