

LES HAUTS DE FALGUIERES - SEASONAL RENTAL CONTRACT

It has been agreed between:

Marie-Josée and Olivier Guth

1321 Rainbow Dr,
Silver Spring, MD 20905
USA,
+301-879-5895
hereafter referred as the Owners,

And :

Full Name: -----

Address: -----

Phone: -----

hereafter referred as the Tenant,

That the tenant will rent, for vacation, a property located at Falguières, 30270 St Jean du Gard, France, from: Sunday _____2011 at about 5:00 pm, to Sunday _____2011, at 10am.

The total price of the rent is _____Euros and includes utilities (and the use of the pool if the stay is between mid-April and mid-Oct). Linen, towels, a cleaning at the beginning and the end of the stay are also provided. When pool is opened, additional towels as well as two pool cleanings per week are included.

A non-refundable 25% of the rent, or _____Euros will be paid at contract signing time to secure the booking. The balance, or _____Euros is due 2 months prior to the beginning of the stay, that is on the _____2011 latest.

The tenant will leave a security deposit of €500 (check or cash) on arrival day. This deposit will be fully reimbursed at the end of the stay, unless damages occur, in which case actual repair cost will be deducted from the deposit (see general conditions below).

The house is strictly non-smoking and the tenant guarantees that no one will smoke in the house during his/her stay. The house will be occupied by a maximum of _____ people.

Attached are the general conditions of the rental with a description of the property. Please return a signed copy by email or fax. An itinerary will be provided upon reception of the signed contract and the deposit.

The Owners, *Marie-Josée and Olivier Guth*

The tenant, name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Over please

GENERAL CONDITIONS

The present rental is made according to generally applied conditions and relevant laws in France, including the following that the tenant commits to respect:

- a) The rented house has a maximum capacity of 10 persons (unless otherwise agreed). Any exceeding will induce the immediate termination of the rental; the rent paid remaining the property of the owner. Should the tenant wish to receive additional guests he/she will inform the owner and agree on a financial arrangement before welcoming their guests.
- b) The arrival time is scheduled on Sundays from 5:00 PM, with a preliminary agreement on a 60 minutes window. Departure time is scheduled on Sunday's morning the latest by 10:00 AM.
- c) It is agreed that in case of breach of contract:
 - * By the tenant:
 - More than 60 days before the beginning of the rental, the tenant loses the non-refundable deposit.
 - Less than 60 days before the beginning of the rental, the tenant loses the total rental amount. If a substitute tenant is found, the owners will reimburse all amounts paid, minus a 150 € fee.
 - * By the owner: The owner reimburses twice the amount of the non-refundable deposit, plus the balance, if already paid by the tenant.
- d) Obligation to use the house personally and manage it with care.
All equipment is in good operation condition. Complaints, if any, should be presented within 24 hours of the beginning of rental. Repairs due to negligence or damage by the tenant will be at the tenant's expense.
- e) The house is rented fully furnished with kitchen utensils, tableware, silverware, linens, and towels. In case of damage, the owners or their representative will be entitled to charge the tenant upon his/her departure, for:
 - The replacement value for broken or damaged objects, furniture, or equipment.
 - Cleaning costs for blankets or other items returned dirty.
 - A compensation for any damage on curtains, walls and paints, window glasses, etc...
- f) The tenant must inform the owners, or their representative, of any accident happening in the house, pool or dependences, within 24 hours.
- g) The tenant cannot refuse the house to be visited, if requested by the owners or their representative.

RENTAL DESCRIPTION

Rental address: Falguières - 30270 St Jean du Gard - France

Type of rental: Detached house, to sleep a maximum of 10 persons. Square footage: about 145 m² or 1350 sqf.

Description of rooms and equipment

- **Master bedroom:** 1 queen-size bed (160 cm), fireplace, private bathroom and WC, direct access to garden & pool
- **Bedroom 2:** 2 twin beds (90 cm) -which can be pulled together into a king-size bed (180cm) upon request- private bathroom and WC, direct access to the South terrace. Washer and dryer are in the bathroom.
- **Bedrooms 3 and 4:** Suite composed of a room and a mezzanine, each with 2 twin beds (90 cm), which can be pulled together in king-size beds (180cm), one sofa-bed for two persons, and private bathroom and WC. Direct access to patio and to East terrace.
- **Dining room and living room:** dining table for 10 persons, sofa bed, fireplace, television (satellite), VCR, DVD player, surround sound system, board games videos and DVDs, wireless internet access, direct access to South and East terraces.
- **Kitchen:** stove (gas), electrical oven, micro-wave, fridge, freezer, dishwasher, coffee machine, toaster, water boiler.
- **Terraces:** outdoor furniture include: 1 small square metal table and 2 chairs in the patio, 1 hard plastic table and 10 chairs and a barbeque in the East terrace, 2 metal tables and 10 chairs on the South terrace.
- **Garden** (about 4.500 m²): Lilac, mimosas, chestnuts, pine, fig trees, cherry trees, lime trees, etc.
- **Heated swimming pool** (9mx5m) with stairs, solar shower, light, a certified security alarm, 8 pool chairs with cushions and small table. The pool is opened and heated, using solar panels, from mid-April to mid-October.

Name: *Marie-Jo and Olivier Guth*

Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

LES HAUTS DE FALGUIÈRES - The House Floor Plan –



Disclaimer: This plan does not legally bind the owner and is only provided to present an idea of the floor arrangement.