

## SHORT TERM RENTAL CONTRACT

This agreement is hereby made between Steve Valentine of Ifield Court Lodge, Charlwood Rd, Ifield, West Sussex UK RH11 0JY hereafter known as OWNER and ..... hereafter known as RENTER.

RENTER shall rent the OWNER'S premises Mas Nialgue, Reynes 66400 France

from 16.00 on ..... (date)  
to 10:00am (check-out no later than 10am) on .....(date).  
Total number of people: .....  
For the sum of: £ .....  
Additional Services: £ .....  
Total £ .....

A 25% deposit having been received within 7 days to hold dates £. ....  
A balance of £ .....+ £500 Deposit = £  
The balance includes a deposit of £500 to cover damage, breakages, extra cleaning (if required) and any extras which will be refunded, less any costs specified, within 14 days of departure. Damage Deposit is fully refundable immediately in the event of cancellation.

Balance due 60 days prior to arrival (no invoice sent) - Date: .....

### **CANCELLATION:**

You may cancel your reservation up to 1 day prior to your arrival. We charge a fee based on the following table for cancelled reservations (% of total rent).

#### **Cancellation % of Rental Refunded**

30 days or more before arrival 50%  
15 - 29 days before arrival 25%  
1 - 14 day(s) before arrival 10%

For your peace of mind, we recommend that you purchase holiday insurance including trip cancellation, personal effects, medical expenses, money and liability insurance. OWNER will not be responsible for injury, loss or damage to RENTER, other guests and their belongings.

### **OWNER AGREES TO:**

Provide all utilities, kitchen equipment, linens and towels and clean the premises before arrival, weekly on Sundays and after departure. The pool will be maintained and cleaned during your stay. Pool in use only from the beginning of June to the end of September.

### **RENTER AGREES TO:**

Conserve water and electricity, leave the premises in the same order as found; to return keys to OWNER/AGENT on departure, not to exceed the maximum people for the sleeping accommodation provided (10) and to follow the house rules attached. The Damage Deposit will not be returned until the premises have been inspected following the RENTER'S departure. Keep in full operation the swimming pool security at all times as required by local laws.

If more than the above-numbered people are found to occupy the premises, or excessive clean up is required, additional charges for linens and cleaning service will be levied against the RENTER and deducted from the Damage Deposit (such decision will be made at the discretion of the OWNER/AGENT).

Renter's Initials: .....

Guests of the RENTER and any damage caused by them will be the responsibility of the RENTER.

**RENTER'S name and address (please print):**

.....  
.....  
.....  
.....  
.....

**Tel:** ..... **Fax:** .....

...  
**e-mail:** .....

**Family Members / Guests / Pets (please list all names and ages of children and names and types of pets):**

**Names, Ages of Children, Names & types of pets**

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- Pet 1. ....
- Pet 2. ....
- Pet 3. ....
- Pet 4. ....

Signed: ..... Date : .....

RENTER ..... (Please also initial pages 1&3)

Signed: ..... Date : .....

Steve Valentine – OWNER Tel/fax + 44 (0)1293 551221 Mobile +44 (0)771 445 8601

Bank Account details

First Direct Leeds

Sort Code 40 47 75

Account Number 60138754

### **1. Smoking**

The OWNER operates a NO SMOKING policy within all interior areas, including guest bedrooms, public areas and corridors. Smoking areas and ashtrays are provided outside. For Clients who do not comply with this NO SMOKING policy, the booking will be terminated immediately, no refund given and a charge will be added to their bill to include the cost of cleaning all soft furnishing to remove the odour of tobacco of up to £150 or 200 Euros. The Proprietor appreciates your co-operation with this No Smoking Policy.

### **2. Children**

A high chair is available but Clients must bring their own cots and bedding. Children must be supervised at all times in the house and grounds.

### **3. Dogs and Other Pets**

Dogs and other pets must not be left alone in the house and must be supervised at all times. They should not be allowed upstairs or in bedrooms and the RENTER is responsible for providing all bedding. Any damage or extra cleaning caused by pets will be charged to the RENTER.

### **4. Discrimination**

It is the policy of the OWNER not to discriminate on the grounds of race, colour, nationality, creed, sex, marital status, age, ethnic origin or disability. RENTERS, their employees, guests and all sub-contractors engaged by or on behalf of the RENTER are expected to adhere to this policy.

### **5. Comments and complaints**

Any comment or complaint regarding the stay should be made to the OWNER or representative at the time of visit so that the matter can be resolved immediately. Any complaints received after the event will not be accepted. Any major failure of any equipment, property or utilities will be dealt with as speedily as possible. The OWNER cannot be held responsible for any inconvenience caused unless as a direct result of his negligence. All equipment and property is maintained on a regular basis.

### **6. Access**

Vehicle access is via one kilometre of unpaved but gravelled forest track. The track is maintained by the commune and is bumpy and rutted in places but perfectly accessible by most cars, except very low sports cars or other vehicles with minimal ground clearance. Many drive this track in ordinary vehicles daily. The Proprietor cannot be held liable for any problems, loss or damage that may be incurred. If you are concerned about access please discuss this with The OWNER before booking.

### **7. Telephone and Internet**

Telephone and internet are provided for the use of RENTERS. Telephone includes limited calls to European landlines (not mobiles) but must be used sensibly by RENTERS and any additional charges incurred by the OWNER will be charged at cost price to the RENTER. Similarly internet usage is limited by the provider and is fine for normal use. Any extra charges incurred by RENTERS downloading very large files or exceeding the normal allowance will be charged at cost price to the RENTER.

Renter's Initials: . . . . .

## **8. Liabilities**

Other than for death or personal injury caused by the negligence of the OWNER, the OWNER's liability to the Client is limited to the price of the booking. Unless the OWNER is liable under the above clause, the RENTER indemnifies the OWNER from and against any and all liability and any claims, proceedings or damages resulting or arising from the booking. The OWNER does not accept responsibility whatsoever for damage to, or theft from, or theft of, vehicles parked on the premises. We reserve the right to charge guests the cost of rectifying damage, caused by the deliberate, negligent or reckless act, omission, default or neglect of the Clients, their guests, pets or sub-contractors to the OWNER's property or structure. Should this damage come to light after the RENTER has departed, we reserve the right to make a charge and send an invoice for the amount required to make good or remedy any such damage, to the registered address. We will however make every effort to keep any costs that the guest would incur to a minimum. Third Party Liability - The OWNER does not accept any liability for services rendered by third parties to Clients notwithstanding that such service may be arranged by the OWNER. Any claim, demand, charge, suit or damages which may be incurred by the RENTER or their guest (or any person claiming thereunder) shall be made directly with such third parties and The OWNER shall render all reasonable assistance in this regard.

## **9. Data protection**

The OWNER respects the privacy of every individual who visits our website. The data collected from Clients will be used to firstly fulfil any service you might request e.g. to request information, make a booking etc and secondly to improve our service. We will under no circumstances give your personal data to third parties. However, unless you specifically ask us not to (and this option is always given) we will use your data to send you further information from the OWNER. Any e-mail sent to you will always provide you with the option to unsubscribe. This is in accordance with Data Protection Legislation. We adhere to Data Protection laws.

## **10. Dispute**

These terms will be construed in accordance with French consumer and contract law and the OWNER and RENTER submit to the non-exclusive jurisdiction of the French courts.

Renter's Initials: . . . . .

## House Rules – Mas Nialgue, 66400 Reynes, France

This is my home, please treat it as you would your own.

Please carefully check the inventory (to get to know where everything is) and advise Ert or Anneke of anything missing within 48 hours of arrival or you may be charged for it.

**TAPWATER WARNING** The water is from a well and you should use bottled water for drinking.

Please never leave the house unlocked when you are not there.

If you smoke please do so outside and ensure that ends are completely extinguished.

Never leave pets unsupervised in the house.

Pools are dangerous, never leave children or pets unsupervised around the pool and always keep the pool security in operation as required by local laws. Ert will explain how the alarm works and there is a mandatory 45,000 euro fine for leaving a pool unprotected, even if you are not there.

**IMPORTANT WARNING** The plants around the pool (oleanders) are beautiful but very poisonous, please ensure that they are not consumed by children or pets.

Please do not remove towels or linen from the premises, towels are provided for use with the pool, but are not to be taken to the beach.

The area is very prone to forest fires, please take great care to ensure that any candle, flame, cigarette or barbecue is properly extinguished after use.

Please shower before swimming in the pool, suntan oil etc affect the water adversely.

The property has a septic tank which can become blocked, please do not flush away nappies, towels or anything other than toilet paper and waste.

If anything requires attention during your stay, please contact Ert or Anneke on 0033 (0) 468 87 00 47

In an emergency call 112 or Fire 18, Police 17, Medical 15.

Accidents do happen, please inform Ert or Anneke of any damage or breakages.

If you finish something (salt, pepper, jam, tea, spices, toilet rolls etc) please replace it.

Please always close or wedge open doors and windows, the wind can blow up very quickly and smash panes of glass. Also be aware that the fly screens can be almost invisible when in use and it is easy to walk or run through them and tear them.

Please leave the house in a clean and tidy state or an additional charge will be made.

Please be considerate to the neighbours.

Be safe and have a great time!

Renter's Initials: . . . . .