

DESCRIPTIVE STATE AND RENTING CONDITIONS

DESCRIPTION

I - General information

Address of the furnished house:

Street

04300 Forcalquier, France

Name and address of the Lessor:

Name, Address

Munich, Germany

Telephone:

+49 89

E mail:

.....

Web site:

www.house-in-provence.info

Name and contact of the house manager:

Name

Telephone:

+33

II - Main characteristics of the furnished house

Maximal number of persons who can be accommodated 7

Is it a building	<input type="checkbox"/> new	<input type="checkbox"/> recent	<input checked="" type="checkbox"/> ancient	
Is it a villa			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
with garden			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the house has:				
central heating			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
air conditioning			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total surface of the furnished house	120 m ²			
Number of rooms of the house	6			
Number of bathrooms	3			
Is the kitchen separated			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there an entry			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
The tenant enjoys a garden			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
The furnished house has a place to park nearby			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Private?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a pool?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are pets accepted?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is smoking authorized?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

RENTAL AGREEMENT

Between the below parties, it has been agreed as follows:

The Lessor

Name
Address
Munich, Germany
Telephone: +49 ...
E-mail:....
Website: www.house-in-provence.info

Owner of a house situated at:

Street
04300 Forcalquier, France

Leases this house to

The Tenant

.....
.....
.....
Telephone:
E-mail:

Conditions of lease:

1. Period of lease: from Start date (at 17.00 hours)
to End date (at 10.00 hours).
2. **Rent price:** the rent is fixed to **Euro xxxx,--** (Euro in words)
The consumption of energy is charged in addition at Euro xxx,--.
3. Number of persons: 7 adults or children.
The number of persons that must occupy the furnished house should not exceed the above figures. In the case that the maximal capacity would be exceeded, the Lessor reserves the right to cancel the contract or to modify it.
4. Reservation: the Tenant receives the prepared contract including the description of the leased property. The Tenant keeps one copy, fills in and countersigns another copy which he sends back to the Lessor.
The reservation is valid only when the Lessor receives at the latest 10 days after the date of signature of the contract by the Lessor (latest xx.xx.xxxx) the contract duly filled and signed by the Tenant, as well as an **advance payment**, corresponding to 25 % of the rent which is **Euro xxx,--** by bank transfer on the below bank account:

Account owner:	Name
SWIFT (BIC):
IBAN:
Object:	House-in-Provence
	Start date - End date

When the countresigned contract and/or the advance payment are not received at the mentioned date, the Tenant has the right to cancel the reservation as well as the contract.

The reception of the signed contract and of the advance payment are confirmed by the Lessor in writing.

5. Contract: The contract is invalid and the Lessor will have no access to the house if at the latest on xx.xx.xxxx (which is maximum 4 weeks before the date of start of the lease period) the balance of the rent agreed and remaining due,
that is Euro xxx,--
and the energy consumption cost of Euro xxx,--
plus the guarantee deposit of Euro xxx,--
as well as the general cleaning charge of Euro xxx,--
Total of Euro xxx,-- is not received by bank transfer on the above mentioned bank account.

6. General conditions
A joint inventory of the house and furniture (furniture, equipment and kitchenware) will take place at the arrival and at the departure of the Tenant. The house and furniture etc must be at the end of the lease period in the same condition as at the beginning of the lease.
Any loss or damage must be notified, and will give place to compensation. The house, and in particular the kitchen and all the appliances are to be cleaned and left at departure as they were at the entrance in the house.
In case of cancellation by the Tenant the advance payment remains due to the Lessor. The balance of rental price shall be reimbursed to the Tenant only if the cancellation is notified by writing at least 4 weeks before the lease period start date (date as postmark).
The guarantee deposit shall cover the damages eventually caused in the house, and to the furniture and appliances, and shall be returned within 3 weeks after the end of the lease, after deduction of estimated cost of eventual damages.

The Tenant shall allow any repair work in the leased premises that unexpectedly are deemed urgently necessary. The Tenant shall inform the Lessor of any sinister or damage occurring in the premises, even if such does apparently not have serious consequences.

The pool: The Tenant accepts full responsibility in case he or the accompanying persons uncover the pool. In particular the Tenant will be entirely responsible in case of any accident. Generally the Tenant shall make sure that the pool is well covered each time adults are not in the immediate vicinity of the pool, and each time he will leave the house.

7. This contract is governed by the French law.

..... hereby accepts the leased premises as described as well as all the above conditions of lease.

In Munich, date

In, date _____

I declare to be insured for my holiday resort and my civil responsibility at insurance Cie

handwritten mention
"read and approved"

handwritten mention
"read and approved"

Signature of the lessor

Signature of the tenant