

La Mansarde de l'Abbaye

lamansardedelabbaye@orange.fr - 06 24 33 72 43

Holiday Rental Agreement

Between the undersigned,

Catherine RENDU

The owner

AND

Mr. Ms. (Last Name, first name, address)

The tenant

We have agreed to a seasonal rental for the period from _____ to _____ in a apartment located at, 22 rue Mercière 71250 Cluny with a capacity of 4 to 6 people for the amount of: _____ including electricity, water and the tax (70 centimes per person and per night).

The tenant must pay a reservation fee equal to 25% of the rent, that is : _____

The remaining sum of _____, and a security deposit of € 300 shall be paid the day of arrival.

Hereafter the terms of rental (including a copy to sign and send emailback)

Established and signed in duplicate at _____ on _____

The landlord
(read and approved)

The tenant
(read and approved)

Terms of Agreement

- ✓ The present contract defines the conditions and obligations of rental for both the owner and the tenant for the duration separately established.
- ✓ It is agreed that if the tenant cancels his reservation, he loses the reservation fee. If the owner cancels, he must reimburse the tenant double the amount of the reservation fee (Article 1590 of the Civil Code).
- ✓ The tenant shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The tenant shall not create noise or disturbances likely to disturb or annoy the surrounding neighbors and shall use the premises only in a careful and lawful manner.
- ✓ The premises are rented with all of the furniture, furnishings, and equipment as described in a separate statement called « état des lieux ». If the tenant should damage any of the items in the list, the owner shall be entitled to claim from the tenant the total value, at replacement cost, of any damages incurred by the tenant to the premises, furniture, furnishings, or equipment. This includes the cost of replacing objects, furniture or materials broken, cracked, chipped or damaged and those that exceed normal wear for the duration of the rental, the cost of cleaning duvets that have been dirtied, and compensation for damage of any kind on the curtains, paintings, ceiling, windows, bedding, etc. ...
- ✓ The tenant agrees to insure against risks (fire, water damage). In case of an accident, if the tenant does not have insurance, he is responsible for any damage incurred. The owner undertakes to provide insurance against risks related to the rental on behalf of the tenant, the latter having the obligation to report within 24 hours any accident occurring in the apartment, or building. The owner is not responsible for the loss of personal belongings or valuables of the tenants.
- ✓ The security deposit must be paid by check or cash. The deposit will be returned to the tenant at his departure. If there is any damage to the premises or furnishings whose condition have been attested to separately, the owner is entitled to retain a portion of the deposit. The remainder, after repairs, must be returned no later than two months after the date of departure. The landlord must provide receipts to the tenant for the amount deducted from the deposit.
- ✓ The owner has the right to enter the premises if necessary or in case of an emergency.

Established and signed in duplicate at _____ on _____

The landlord
(read and approved)

The tenant
(Read and approved)