

SEASONAL RENTAL CONTRACT OF THE CHALET LA GRAVIERE

Between the undersigned:

NATHALIE ET BERNARD GRAVIER
1 CHEMIN DU PLAN OLIVE
13260 CASSIS
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Herein after called the lessor

AND :

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

Tel:, Email :

Herein after called the lessee

This agreement for a furnished seasonal rental for short period is to begin on

The day of20..... and End on the day of20.....

The leased property comprises :

A) Chalet La Graviere

A chalet in Serre Chevalier valley (1400, Villeneuve),
It accommodates 13 people with 5 bedrooms, 3 bathrooms

Surface: 220 m², (264 sq.yd) on 3 levels
500 m²,(600 sq.yd) fenced garden + 1 private parking for 2 cars in front of the house

80 m² Ground floor: One large entry ski (17 m²) and one living room (63 m²), 1 wc.
Living room with big fireplace,(wood is provided) , tv, music;
Open style kitchen, farmhouse table seating 14 people

80 m² 1st floor: 3 double bedrooms, 2 bathrooms, 2 wc :
1st bedroom : 1 queen size bed (160) ,en-suite large bathroom
with bath, shower and wc , office, tv, balcony
2nd bedroom : twin beds (90) side by side , tv , small sitting room,
balcony
3rd bedroom : twin beds (90) side by side
One bathroom and one separate wc

56m² 2nd floor: 2 bedrooms, 1 tv room, 1 bathroom, 1 wc
4th bedroom : twin beds (90) side by side
5th bedroom : 4 single beds (90)
1 tv room, (dvd), : 1 single bed (100)
One bathroom and one separate wc

Equipment in chalet:

Central heating, warm water produced by central heating,
fireplace, electric heaters in the bedrooms, gas , electric oven, microwave,
refrigerators with freezer, electric kettle, toaster,
2 coffee makers: filter and Nespresso
fondue, raclette , crepe maker
Kitchenware, tableware, cutlery, glassware.
Dishwasher, washing machine, clothes dryer, iron and ironing board,
hair dryer, vacuum cleaner.
decorative objects, duvets and pillows
3 TVs , DVD players, hi-fi and radio
Internet access (ADSL).

Linen (sheets, pillowcase, bed cover, towels, tea towels ...) are provided.

Located at :

- 2 chemin de la Fontaine, (corner with chemin de l'Envers)
05240 La salle les Alpes, SERRE CHEVALIER

Web site : <http://www.chaletgravier.com/>

Rent Amount: Euros, (including charges)

The lessee pays the..... the amount of Euros (as 30% advance payment)

The final payment Euros and a security deposit of 3 000 Euros (uncashed), should be sent to the lessor at least one month before the first day of the rent.

If not, this lease will terminate automatically without any formality and the advance payment remain the property to the lessor for penalty clause

If a mutual agreement is reached between the lessee and the lessor, the guarantee deposit could be given the day of arrival.

TERMS

The present rental agreement is made according to usual legal procedures and in particular those hereafter, which the tenant will have a duty to execute, failing which the present contract may be cancelled and he may be liable to pay damages without claiming a reduction in rent if the lessor deems it necessary.

- a) The arrival time of the lessee is scheduled for Saturday afternoon from 16 h and departure time of the lessee is scheduled for Saturday morning, the latest at 10:30 (Unless prior agreement between the lessee and the lessor).
- b) The rented property must be returned in the same condition as on the entrance of the lessee, including cleaning. Cleaning products are provided by the lessor, except powders and accessories for dishwasher and washing machine.
 - Three hours of cleaning (to finish the cleaning) are included in the rental price.
- c) The currently leased property must under no circumstances be occupied by a number of people exceeding **THIRTEEN**, or the lessor may refuse to rent.

Subletting the premises is strictly prohibited.

- d) It is agreed that in case of cancellation:

- From the lessee:

- More than one month before the effective date of the lease, the tenant loses the advance payment
 - At least one month before the effective date of the lease, the total rent will be retained by the lessor for penalty clause.

- From the lessor:

- He shall pay the double of the advance payment to the lessee.

- e) Conduct and Courtesy

Obligation to occupy the premises personally, and require the lessee and other persons on the premises to conduct themselves in a manner that does not disturb neighbours or constitute a breach of the peace..

Assure that all equipment is in working order and all the claims arising more than 24 hours after taking possession of the premises shall not be accepted. Repairs made necessary by the negligence or improper maintenance during the lease, shall be paid by the lessee.

- f) The premises are rented furnished with kitchenware, tableware, glassware, bed linen; pillows, duvets. If applicable the owner or his representative shall be entitled to claim from the lessee at his departure, the cost of cleaning of the premises (fixed at 150 euros), the total price of replacement items, appliances, furniture or materials broken, missing, cracked, damaged and those that exceed normal wear and tear for the duration of the lease, the cost of cleaning dirty bet covers, compensation for damage of any kind concerning the curtains, walls, ceilings, carpets, windows, bedding, etc. ...
- g) The lessee agrees to insure against risks (liability insurance).
- h) The security deposit will be refunded to the lessee no later than one month after the departure of the lessee unless retained under paragraphs of this lease. If these costs exceed the amount of the guarantee deposit, the lessee agrees to pay the balance.
- i) The lessee may not oppose the visit of the premises of the owner or his representative upon request. This rental is reserved for families and holidays.
- j) Due to difficulties during the season finding a qualified company, the lessor is not responsible for the delay given to any necessary repairs. The lessee will accept without compensation or reduction of rent, the repairs that the emergency would need during the rental period. Operational interruptions : heating, warm water ... public service: water, electricity, does not justify a reduction in rent or damages, if they are not due to an act the lessor.
- k) If the lessee does not vacate the premeses on the day and time set by this lease, it would be required to pay a lump sum equivalent to the amount of the daily rental for the week and pay the amount of damages which may be claimed by the tenant or occupant or lessor whose stay would be compromise.

This lease consists of four pages

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The Lessor.....

The lessee.....

Nathalie Bernard and Gravel

name and address