

## **Agreement of seasonal rent**

The present agreement of seasonal rent is concluded between:

Mrs TYMEN, living 14 Route de la Forêt-Fouesnant, Saint Evarzec 29170

and .....

living.....

### **Article 1. Object of the contract**

The present agreement of seasonal rent has for object to define the conditions of the rent of places identified below by the Lessor with the Tenant for duration and the conditions determined to the present.

### **Article 2. Description of rented (praised) the property**

The rented house is located in **croissant de Lanjulien, La Forêt-Fouesnant, 29940.**

This rented house is fully new rebuilt and with following interior / exterior:

- Ground floor: a living room with sofa, a very nice and modern full kitchen area, a laundry as one toilet.
- Upstairs, three bedroom :
  - **Aquarelle** bed room: with a bed of 160 cm or two bed of 80cm,
  - **Outre mer** bed room: with a bed of 90cm on 190cm,
  - **Fleurs des cerisiers**: with a bed of 160cm on 200cm,
  - And a shower-room as well as one toilet.
- A perfectly maintained garden, with own parking.

The rented house is for **5 persons maximum.**

### **Article 3. Duration of the rent.**

The rent is concluded from ..... at 5 pm (date of entry) until.....  
..... at 10 am date of release.

The Tenant shall not be able to take advantage of any right for remaining in the house after the expiration of the period of rent planned though the present contract. In case of not authorized extension of the rent of more than 1 hours with regard to the agreed date and time of release mentioned above, a 30 € fee will be charged per each additional hour. The rented house shall in any case have to be free on the same evening in order to allow the following family to take over the rented house.

### **Article 4. Rent**

#### **4.1 Amount and payment of the rent.**

The present rent is granted for a rent of ..... €.

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The Tenant make a commitment to pay a down payment of twenty five percent (25%) of the amount of the rent (that is in ..... €) by bank transfert to the Lessor at the signature of the present Contract. The balance, .....€ will be adjusted by full payment in cash on the date of entry.

#### 4.2 Loads (responsibilities)

The expenses like water, electricity are included in the rent, within the limits of a normal use.

- Electricity: 70kwh a week in summer and 300kwh a week in period of electricity heating. In case of abnormally raised consumption and above this, overtaking will be charged in supplement at 0, 20 Euro the kWh.
- Water: 2 m3 a week. Any overtaking will be charged in supplement at 4,00 Euros the m3

#### 4.3 Tourist Tax

Tourist tax are to be paid and not included:

Children or adults above 18 years = 1,22€ X ..... person(s) X ..... a day(s) = .....

To be ADDED to the amount of the rent.

#### 4.4 Options

YES/NO Cleanings at end of stay = 60€ (flat rate)

YES/NO Animals = 60€ (each)

#### 4.4 Deposit

The Tenant will pay to the Lessor a deposit of guarantee, **300€**. The deposit will be paid in cash at the date of entrance.

The deposit has for object to cover repair(s) or reconditioning which shall be financed through the Tenant.

The deposit cannot be considered as a participation in the payment of the rent.

If no degradation is to be noticed at the end of the rent, the deposit will be refunded by the Lessor to the Tenant, at the latest by leaving of the house.

Should the opposite occur, the balance of the deposit will be restored to the Tenant, the deduction made by the expenses of restoration, for a maximum deadline of 2 months after the date of exit. (because not knowing the exact amount of repair after immediate departure) The amount of the restoration will be amicably determined between the Lessor and the Tenant. In case of disagreement, an estimate of restoration will be made by a professional independent or any other authorized controller.

The Tenant makes a commitment to adjust the surplus if the expenses of restoration were superior to the deposit.

#### Article 5. Use of the rented places

The rented place is intended for the family house and must be occupied by the Tenant. The subletting is forbidden. The Tenant makes a commitment to respect the rented places and to keep it as it is, and to restore as it was.

This rented place can never be used for professional use, commercial, caravans or other activity.

#### **Article 6. Current situation and inventory**

Both parties will make a current situation upon entrance and exit as well as the inventory of furniture and objects at the disposal of the Tenant.

#### **Article 7. Cancellation of the rent**

In case of cancellation of the present Agreement of seasonal rent, the Tenant makes a commitment to notify his decision to the Lessor as soon as possible by registered letter with recorded delivery.

In case of cancellation by the Tenant:

- more than 30 days before a date of entrance(entry), the Lessor will refund the total deposit to the Tenant within a maximum deadline of one week as from the reception of the notification.
- between 30 and 15 days, the Lessor will keep the totality of the deposit.
- less than 15 days before the date of entrance and except duly justified case of absolute necessity, the totality of the rent will be acquired to the Lessor. The Tenant makes a commitment to adjust the balance of the rent maximum to deadline as from date planned for entrance to the Lessor.

The present Contract will be considered cancelled by rights and the Lessor can arrange rented places:

- in case the Tenant would not appear 22 hours after the day planned by the entrance and in the absence of notification of delay.
- in case the Tenant would not settle(adjust) the balance of the rent or the deposit, at the latest in the date of entrance(entry).

The Tenant makes then a commitment to settle (adjust) the balance of the rent to the Lessor for a maximum deadline (extension) of week as from date planned by entrance (entry).

The total amount of the rent will remain acquired to the Lessor in case the Tenant would decide to shorten the duration of the rent.

Any cancellation of the present contract by the Lessor before the date of entrance must be notified to the Tenant by registered letter with recorded delivery.

The Lessor makes a commitment to refund immediately double the amount of the deposit to the Tenant, without prejudice to appeals (recourses) for damages which the latter could have against the Lessor.

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Signed at ..... , le ..... , in duplicate originals, among which one is returned with signature to each of the parts (parties).

Precede the signature of the mention "read and approved"

**The Lessor**

**The Tenant**