

Renting contract of seasonal location in furnished accomodation.

THE OWNER

Mr et Mme Claude SUC

Address : Mas Ballot 26 route de Fontvieille 13280 Raphèle les Arles, France

Telephone 033 6 09 33 33 85 or 033 6 11 83 46 36

E-mail : contact@masballot.fr website : <http://www.masballot.fr>

THE TENANT

Mr/Mrs/Ms

Address

Telephone :.....

E-mail :

THE PERIOD

The rent is agreed for a duration of nights

It will begin from .. between 4 PM and 7 PM

And will finish between 8 AM and 10 AM
other possibilities agreed on prior to arrival.

THE PROPERTY

The tenant will have access to the following, listed below, with the following conditions:

The accomodation is a 5 roomed semi-detached house (the neighbours are the owners) whose address is :

Mas Ballot 26 route de Fontvieille 13280 Raphèle-les-Arles

The interior :

Ground floor:

- Room 1 : sofa-bed (120cm large when open), small table, television, 2 armchairs, fireplace (wood provided), 4 chairs, a small table, television, radio-CD, a child chair.
- Room 2 : dining room suite (table, 6 chairs, 2 dressers, a child chair), 2 dressers
- Kitchen equipped with dishwasher, washing machine, tumble dryer, microwave oven, stove with 4 hot plates, electric oven, fridge, electric coffee-pot, electric toaster, storage units.
- Toilet

First floor.

- Bedroom 1: double bed (140cm large), 2 bedside tables, bed 110cm large with bedside table, wardrobe, chest of drawers, armchair.
- Bedroom 2 : double bed (140 cm large), bedside tables, baby bed, bookcase, wardrobe, chest of drawers, desk, computer with internet illimited, armchair, chair.
- Bedroom 3 : double bed (140cm large), wardrobe
- wardrobe in the corridor.
- Bathroom : bath, lavabo, bidet,.
- Toilet.
- Big balcony.

The exterior:

- Access to the owners' covered swimming pool (heating included from April to mid October)
- A solar heating shower
- A patio complete with garden furniture.
- 2 sun armchairs
- A shaded garden.
- A barbecue
- A bowling pitch (bowls furnished)
- A table Tennis (rackets and ball furnished)
- A space area

Included in the price:

- Heating in winter
- Evening « Discovering Provence sky »(telescope observation, tales and et légends)
- Baby supplies : bed, high chair, bathroom, potty.
- Blankets, pillows.

Available on request and not included in the price:

- Sheets to rent : 14 euros per bed and per week (beds made on the arrival).
- Bath towels to rent (one set per person per week with a big bath towel + a small bath towel + a flannel) 7 euros per person per set per week .
- Beach towels to rent: 5 euro per towel

THE RENT. THE DEPOSIT. THE GUARANTEE

- The total rent depends on location and duration period, and on number of persons. All prices are indicated on the site <http://www.masballot.fr>
- A deposit is necessary to reserve : 25 % of the rent, giving the remaining sum to the owner on the arrival.
- cautionary: a guarantee of 250 euros is asked for on arrival. This sum will be returned at the end of the stay (after inventory of fixtures), deduction made by possible damages or necessity of cleaning . In case of damages, if the caution money is not sufficient, the tenant undertakes to complete the sum owed during the inventory of fixtures of exit

OBLIGATIONS OF THE TENANT

The tenant must respect the following :

- Use flat and facilities with respect, avoiding noise, above all outside from 22 pm to 7 am. That is to say not chatter out late.
- No smoking inside
- Answer for damages and losses occasioned during the stay, unless he proves they have happened through natural catastrophe, owner's fault, or third party uninvolved on the property.
- immediately inform the owner of any damage on the property.
- Be responsible for loss or deterioration of furniture and objects rented. The tenant can buy himself and change objects he should have broken
- Not to take furniture outside (armchairs, blankets, pillows, etc.).
- Give the owner, on leaving, all the keys of the property.
- Not to invite extra persons not stipulated in the contract.
- Before coming, verify personal assurance to be covered multirisk in case of damage the tenant could be held responsible for.
- On the departure, let the accommodation tidy and the dishes washed .

CANCELLATION

In case of cancellation, the following conditions will be applied:

- Cancellation before the beginning of the stay: the deposit will be kept by the owner. The tenant can propose another tenant.
- Not presentation: if the tenant did not appear the day mentioned on the contract, and without inform the owner, the present contract is considered as cancelled; the deposit remain acquired to the owner; the owner can rent his furnished flat to another.
- Interruption of the stay: in case of interruption anticipated by the tenant, the owner will not have to proceed to refund, except the deposit of guarantee, (if there is no damage noticed during the inventory of fixtures). He can so be interesting for the tenant to sign one Assurance cancellation.

ANIMALS

Except explicit agreement of the owner, pets are not accepted. Their presence leads to the immediate break of the present contract, without refund of the paid deposit

OBLIGATIONS OF THE OWNER**THE PERIOD**

- Accommodation in good condition of use and repair, and facilities mentioned in the contract in good working order.
- Avoid noise, above all outside in summer by night.

INVENTORY OF FIXTURES

An inventory of fixtures will be made at the time of handing over of the keys, and at the end of the stay. The tenant will leave the flat in order and dishes washed

CALCULATION OF RENT COSTS

	Price for options		Total price
Fixed price for nights for persons			€
Linen (option): a big towel and a small one	7 euros per set per week	7 € x.....persons xweeks €
Sheets (option) (If you want beds made on the arrival, you can choose them)	14 euros per bed and per week, 20€per 2 weeks	double bed bedroom 1 yellow bedroomdouble bed bedroom 2 (blue bedroom)110 cm bed bedroom 2 (yellow bedroom)double bed bedroom 3 (pink bedroom)120 cm bed room 1 (ground floor)folding single bed bedroom 1baby bed (will be in blue bedroom)	
Beach towel	5 euro per towel	5 € x.....persons xweeks€
Each extra person (with agreement) (not in summer)	15,7 euros per night and per person 5 euros per day (9 AM to 21 PM)persons xnightspersons xdays
Bank tranfer not in euro, or payment by Paypal	20 € / transfer or 5% with Paypal	
City tax	1,15 € / person / night (over 18 years old) price 2023	1,15 € x persons x nights	€
TOTAL			€

Deposit 25 % of fixed price to be paid within 4 days after pre booking

€

Balance (paid on the arrival day)

€

Guarantee: (given on the arrival day and returned at the end of stay after inventory): 250 euro (can be given in the currency of the tenant)

TERMINATION CLAUSE

The present lease will be cancelled within full rights in the case of overdue deposit or rent within the required allowed time.

Any offer of payment after the required time by the present bail would not prevent the resiliation by the owner

ENCLOSURES

Inventory of fixtures made at the time of handing over of the keys to the tenant.

Contract agreed in 2 originals of which one is given to the tenant

Date:

Date:

THE OWNER

THE TENANT