

RENTAL CONTRACT

la Maison 1717
2,rue de l'Eglise à BIRKENWALD-SOMMERAU

Locataire :

Dear,

We are pleased to offer you the reservation of our "gîte" according to the conditions described in this document. Hoping that this proposal will hold your attention, we send you our sincere greetings.

Céline & Mathieu OSTERMANN

M., Mme, Mlle :

Address :

Mob :

insurance company:

Precise list of occupants staying in the house: (maximum capacity: 15 people)

..... d'adults teenager(12 à 17 years) children (3 à 11 years) de baby(0 à 2 years)

1. . Last name :	Firsty name :	Born the :	/	/
2. . Last name :	Firsty name :	Born the :	/	/
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12. . . Last name :	Firsty name :	Born the :	/	/
13. . Last name :	Firsty name :	Born the :	/	/
14. . Last name :	Firsty name :	Born the :	/	/
15. . Last name :	Firsty name :	Born the :	/	/

Specify if one or more animals will be present: (10 € / day will be charged extra)

Number of animals:

Type of animals:

Dates of stay: from / / **between 5pm and 6pm** to / / **before 10am**

Minimum stay: 3 nights.

During July, August and during the school holidays of Easter and Christmas, we only accept bookings from Saturday to Saturday (7 nights minimum).

Owner:

Price of the stay: €

This price includes:

Cleaning and tourist taxes
Sheets and linen provided.
Beds made on arrival.

Breakfast not included.

Additional electricity costs to be paid at the end of the stay depending on actual consumption.

Security deposit or deposit on arrival:

€

(not cashed – cheque, cash or bank loan)

Madame et Monsieur OSTERMANN

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ALLENWILLER

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lamaison1717@gmail.com

Internet :

<https://www.lamaison1717.com>

THIS RENTAL WILL TAKE EFFECT if we receive at our address or by return mail before the / .. / .. :

↳ A copy of this contract dated and signed (the second copy is to be kept by you)

↳ A deposit of € to be paid by bank check, postal made payable to La Maison 1717, or by bank transfer.

Beyond this date, this rental proposal will be canceled and we will have the cottage at our convenience.

The balance of an amount of € is to be paid to us 1 month before entering the premises, i.e. no later than / /

I, the undersigned, declare that I agree to the terms of the contract, having read the general conditions set out on page 3 of this document.

In the

In the

The owner,

The tenant (signature and mention "read and approved")

GENERAL CONDITIONS

Article 1 - This contract concerns the rental of the cottage (**La Maison 1717**): This is a detached house organized as follows:

On the ground floor: 1 dining room open to 1 kitchen, 1 living room, 1 common toilet and 1 bedroom with a detachable double bed, sink, shower and toilet.

On the 1st floor: 2 bedrooms with detachable double bed, sink, shower and toilet, a family suite with detachable double bed, bunk bed (sleeps 2), sink, shower and toilet.

Large dormitory under the eaves: 1 double bed, 2 single beds and 1 sofa bed (2 couchage), sink, shower and toilet.

Basement: wellness area with sauna, shower and toilet.

Outside: Fenced garden, wooden terrace partially covered by a pergolas and heated swimming pool.

Article 2 - duration of stay : The tenant signing this contract concluded for a fixed period may under no circumstances avail himself of any right to remain in the premises at the end of the stay.

Article 3 - conclusion of the contract : The reservation becomes effective as soon as the tenant has sent the owner the deposit indicated on the front and a copy of the contract signed before the date indicated. A second copy is to be kept by the tenant.

The rental concluded between the parties to this deed **can in no case benefit even partially to third parties, natural or legal persons, unless written agreement of the owner.**

Any infringement of this last paragraph would be likely to result in the immediate termination of the rental to the fault of the tenant, the proceeds of the rental remaining definitively acquired by the owner.

Article 4 - cancellation by the tenant: Any cancellation must be notified to the owner, with acknowledgment of receipt.

a) Cancellation before arrival at the premises:

The deposit remains with the owner. The latter may request the balance of the amount of the stay, if the cancellation occurs **less than 30 days** before the scheduled date of entry into the premises.

If the tenant does not come forward **within 24 hours** of the arrival date indicated on the contract, this contract becomes void and the owner can dispose of his cottage. The deposit also remains with the owner who will request the balance of the rental.

b) if the stay is shortened, the rental price remains with the owner. No refund will be made.

Article 5 - cancellation by the owner : The owner pays the tenant all the sums paid in advance.

Article 6 - arrival : The tenant must arrive on the day specified in the time slot mentioned on this contract. In case of late or delayed arrival, the tenant must notify the owner.

Article 7 - payment of the balance : The balance of the rental is paid at the entrance to the premises at the latest.

Article 8 - inventory : An inventory is established jointly and signed by the tenant and the owner or his representative on arrival and departure of the cottage. This inventory is the only reference in the event of a dispute concerning the inventory.

The state of cleanliness of the cottage on arrival of the tenant must be noted in the inventory. The cleaning of the premises in normal use is the responsibility of the owner. **In case of abnormal use of the premises, or exceptional soiling, the amount of the cleaning fee will be recharged to the tenant. It will depend solely on the discretion of the owner. The dishes must be done at the exit otherwise a fee of 150 euros will be charged.**

Article 9 - security deposit or deposit : On arrival of the tenant, a security deposit whose amount is indicated on the front of this contract is requested by the owner. After the contradictory establishment of the inventory of fixtures of exit, this deposit is returned, after deduction of the cost of restoration of the premises if damage was found.

In case of early departure (prior to the time mentioned on this contract) preventing the establishment of the inventory of fixtures on the same day of departure of the tenant, the security deposit is returned by the owner within a period not exceeding one week.

Article 10 - use of the premises: The tenant must ensure the peaceful nature of the rental and make use of it in accordance with the destination of the premises.

Article 11 - capacity : This contract is established for a maximum capacity of 15 people. If the number of tenants exceeds the capacity, the landlord can refuse additional people. Any modification or termination of the contract will be considered at the initiative of the customer.

Article 12 - animals: This contract specifies whether or not the tenant can stay with a pet. In case of non-compliance with this clause by the tenant, the owner may refuse the stay. In this case, no refund will be made. The property is fenced, calm and small animals are allowed but the tenant is fully responsible for the inconvenience caused.

Article 13 - insurance : The tenant is responsible for all damages arising from his fact. It is required to be insured.

Article 14 - payment of charges : Water and electricity charges are not included in the rental price. The meters will be read on arrival and departure and the charges billed according to the actual consumption to the tenant who will have to pay them before leaving the premises. (rate applied:

Article 15 - disputes : Any claim relating to the rental will be dealt with by the competent Court.