

# VACATION RENTAL CONTRACT

BETWEEN THE UNDERSIGNED :

\_\_\_\_\_ (NAME SURNAME OF THE OWNER OF THE RENTAL), RESIDING AT:

\_\_\_\_\_ ,

BORN THE \_\_/\_\_/\_\_\_\_,

PHONE : \_\_\_\_\_

CELLPHONE : \_\_\_\_\_

E-MAIL : \_\_\_\_\_

(LESSOR)

AND

\_\_\_\_\_ (NAME FIRST NAME OF THE TENANT)

LIVING IN : \_\_\_\_\_ ,

BORN THE \_\_/\_\_/\_\_\_\_,

PHONE : \_\_\_\_\_

CELLPHONE : \_\_\_\_\_

E-MAIL : \_\_\_\_\_

(THE TAKER)

## 1. PURPOSE OF AGREEMENT SAISONNIERE

THE PARTIES AGREE THAT THE RENTAL SUBJECT HEREOF IS A RENT, THE DURATION OF WHICH MAY NOT EXCEED 90 DAYS.

THE LESSOR DECLARES BEING OWNER OF THE DWELLING AND TO HAVE THE FREE DISPOSAL AND ENJOYMENT DURING THE RENTAL PERIOD DEFINED HEREIN.

THE LESSOR SHALL PROVE OWNERSHIP OF HIS PROPERTY BY PROVIDING THE DOCUMENTS REQUESTED BY THE LESSEE.

## 2. DESCRIPTION OF ACCOMMODATION

HOUSING SUBJECT HEREOF IS A (AN) APARTMENT

LOCATED AT: 07110 VERSAS SANILHAC

> NUMBER OF BEDROOMS: 2 BEDROOMS

> NUMBER OF BEDROOMS: 5 BEDROOMS

> LIVING AREA: 350 M2

### 3. NUMBER OF OCCUPANTS

THE PROPERTY IS LEASED TO \_\_ OCCUPANTS. THE TENANT EXPRESSLY AGREES NOT EXCEED THIS NUMBER WITHOUT THE OWNER'S PERMISSION.

### 4. RENTAL PERIOD

THE LANDLORD LEASES TO THE TENANT SEASONAL HOUSING ENTRIES IN THE PREMISES ARE FROM 16H TO 20H AND OUTPUTS FROM 10AM.

\_\_\_\_\_ TO THE \_\_H\_\_  
AT \_\_\_\_\_ TO \_\_H\_\_, DATE AND TIME AT WHICH THE LESSEE AGREES TO HAVE FULLY PAID ACCOMMODATION.

### 5. KEYS

THE LANDLORD AND THE TENANT DEFINE THE PRESENTATION OF THE FOLLOWING KEY TERMS:

KEY HANDOVER TO THE LESSEE ON ARRIVAL:

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KEY HANDOVER FROM THE LESSOR:

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### 6. PRICE OF THE RENT AND CHARGES

THE PARTIES AGREED TO FIX THE RENT \_\_\_\_\_ EUROS  
(\_\_\_\_\_ SUM IN FULL) FOR THE ENTIRE RENTAL PERIOD.

THE RENT ABOVE INCLUDES, FOR THE ENTIRE DURATION OF THE LEASE, THE PAYMENT OF ALL RENTAL CHARGES (AMEND).

IT ALSO COMPRISES:

> CITY TAX

## 7. BOOKING

TO PROCEED WITH THE BOOKING OF ACCOMMODATION, THE LESSEE TO THE LESSOR RETURNS THIS AGREEMENT INITIALED ON EACH PAGE AND SIGNED ACCOMPANIED BY THE PAYMENT OF A DEPOSIT HEIGHT \_\_\_\_, \_\_\_\_ EUROS (AMOUNT IN WORDS), BY THE FOLLOWING MEANS (SELECT DESIRED RESOLUTION MODE):

CHECK PAYABLE TO THE LESSOR  
TRANSFER TO THE ACCOUNT (IBAN AND BIC)  
SPECIES  
OTHER :

AND IT IMPERATIVELY BEFORE \_\_\_ / \_\_\_\_ / \_\_\_\_.

## 8. PAYMENT OF THE BALANCE OF RENT

THE BALANCE OF THE RENT, OR \_\_\_\_\_ EUROS (AMOUNT IN WORDS) WILL BE PAID BY THE LESSEE AT THE LATEST \_\_\_ / \_\_\_\_ / \_\_\_\_, BY THE FOLLOWING MEANS (SELECT THE DESIRED MODE OF PAYMENT):

> CHEQUE PAYABLE TO THE LESSOR  
> SPECIES

## 9. DEPOSIT

AT THE LATEST AT THE ENTRANCE TO THE PREMISES (CHANGE IF NECESSARY) THE LESSEE TO THE LESSOR WILL DELIVER A CHECK IN THE AMOUNT OF \_\_\_\_ EUROS (AMOUNT IN WORDS) PAYABLE TO THE LESSOR AS A DEPOSIT WARRANTY TO COVER ANY DAMAGES RENTAL.

ARE UNDERSTOOD AS RENTAL DAMAGE, DAMAGE, DETERIORATION OF HOUSING, AS WELL AS DAMAGE, LOSS OR THEFT CAUSED TO PERSONAL PROPERTY LINING THE ACCOMMODATION DURING THE RENTAL PERIOD.

IN THE ABSENCE OF RENTAL DAMAGE SECURITY DEPOSIT WILL BE RETURNED TO THE LESSEE WITHIN A MAXIMUM PERIOD OF 15 DAYS AFTER HIS DEPARTURE.

IN THE CASE OF THE EXISTENCE OF RENTAL DAMAGE, THE DEPOSIT WILL BE RETURNED WITHIN A MAXIMUM PERIOD OF TWO MONTHS, EXPENDITURE ON COMPENSATION FOR DAMAGES INFERRED, JUSTIFICATION AND SUPPORTING INVOICES.

#### 10. ASSIGNMENT AND SUB-RENTAL

THIS RENTAL CONTRACT IS CONCLUDED IN FAVOR OF THE LESSEE ONLY SIGNATORY HEREOF. ASSIGNMENT OF LEASE, SUBLEASE TOTAL OR PARTIAL, ARE STRICTLY PROHIBITED.

#### 11. INVENTORY

STATE OF PLAY ACHIEVED WITHOUT THE PRESENCE OF THE LESSOR

AN INVENTORY WILL BE MADE AVAILABLE TO THE LESSEE WHO WILL THEN HAVE 48 HOURS TO MAKE ANY OBJECTIONS, BY EMAIL, MAIL. FAILING CONTESTATION BY THE LESSEE WITHIN 48 HOURS, THE STATE OF AFFAIRS ESTABLISHED BY THE LESSOR SHALL BE DEEMED ACCEPTED BY THE LESSEE.

THE TENANT ONLY ESTABLISH THE STATE OF FIXTURES AND FORWARD THE RELEASE DATE TO THE LESSOR. THE LESSOR MAY CHALLENGE THE INVENTORY IN A CURRENT PERIOD UNTIL THE ARRIVAL OF THE NEXT TENANT, WITHIN A LIMIT OF 48 HOURS.

#### 12. OBLIGATIONS OF THE TENANT

THE LESSEE WILL MAKE A PEACEFUL USE OF THE RENTED ACCOMMODATION. IT WILL MAINTAIN THE RENTED ACCOMMODATION AND WILL MAKE IT IN GOOD CLEAN CONDITION. IT MUST RESPECT THE NEIGHBORHOOD, AS WELL AS THE INTERNAL REGULATIONS OF THE BUILDING.

IT IS COMMITTED TO A NORMAL AND REASONABLE USE OF THE MEANS OF COMFORT (HEATING, COOLING, WATER, ETC.) AND

EQUIPMENT (HOUSEHOLD APPLIANCES, MULTIMEDIA, COOKING, ETC.) AVAILABLE TO HIM.

IT IS FORBIDDEN TO MAKE A COPY OF THE KEYS DELIVERED BY THE LESSOR.

IT UNDERTAKES TO INFORM THE LESSOR WITHOUT DELAY ANY FAILURE, DAMAGE, INCIDENT, OR MALFUNCTION.

THE LESSEE IS RESPONSIBLE FOR THE USE OF INTERNET ACCESS MADE AVAILABLE DURING THE RENTAL PERIOD.

### 13. PETS

THE PRESENCE OF PETS IN THE ACCOMMODATION IS STRICTLY PROHIBITED, REGARDLESS OF ITS DURATION, UNLESS EXPRESS WRITTEN CONSENT OF THE LESSOR.

### 14. OBLIGATIONS OF THE LANDLORD

THE LESSOR AGREES TO MAINTAIN THE LEASE SUBJECT OF THIS CONTRACT IN A SATISFACTORY STATE OF MAINTENANCE, CLEANLINESS AND SECURITY. IT AGREES TO REPORT PROMPTLY TO THE LESSEE ANY INDEPENDENT CHANGE HIS WILL MODIFY OUR COMFORT OR DISTURB THE ENJOYMENT OF THE LEASED PROPERTY (NUISANCE, FAILURE OF EQUIPMENT, ETC.). IN CASE A DEVICE OR EQUIPMENT HAVING A MAJOR INFLUENCE ON THE COMFORT OF THE LESSEE, WERE TO BE FAULTY, THE LANDLORD AGREES TO IMPLEMENT THE MEANS TO REPAIR OR REPLACEMENT AS SOON AS POSSIBLE.

IT SHALL ENSURE THAT THE LESSEE HAS A FULL ENJOYMENT OF THE LEASED PROPERTY DURING THE PERIOD. IT WILL ENSURE THE DELIVERY OF KEYS. HE IS NOT TO DISTURB THE COMFORT AND TRANQUILITY OF THE LESSEE DURING THE STAY.

### 15. CANCELLATION

THE LESSEE, IF IT UNILATERALLY WAIVE THE RENTAL, ABANDONS ALL MONIES PAID.

IF THE LESSOR UNILATERALLY TERMINATE THE CONTRACT FOR ANY REASON OTHER THAN BREACH OF CONTRACT OF THE TENANT, IT WILL:

> PAYING THE DEPOSIT AS SOON AS POSSIBLE IF IT IS A CASE OF FORCE MAJEURE MAKING IT IMPOSSIBLE TO HIRE,

> POUR DOUBLE THE DEPOSIT TO THE LESSEE FOR ANY OTHER REASON.

## 16. INSURANCE

THE LESSEE STATES HAVE INSURANCE COVERING RENTAL RISKS. A COPY OF THE INSURANCE POLICY MAY BE REQUESTED BY THE LESSOR TO THE LESSEE DURING THE BOOKING OR AT THE ENTRANCE TO THE PREMISES.

## 17. TERMINATION

IN CASE OF DEFAULT BY THE LESSEE TO ANY OF ITS CONTRACTUAL OBLIGATIONS, THIS LEASE WILL BE TERMINATED AUTOMATICALLY. SUCH TERMINATION SHALL TAKE EFFECT AFTER A PERIOD OF 48 HOURS AFTER A SINGLE WARNING LETTER BY REGISTERED MAIL OR DELIVERED BY HAND REMAINED UNSUCCESSFUL.

## 18. HOME

FOR THE EXECUTION HEREOF, THE LANDLORD AND THE TENANT ELECT DOMICILE IN THEIR RESPECTIVE HOMES, INDICATED IN THE HEADER HEREOF. HOWEVER, IN CASE OF DISPUTE, THE HOME COURT OF THE LESSOR SHALL HAVE SOLE JURISDICTION. THIS AGREEMENT IS SUBJECT TO FRENCH LAW.

MADE IN 2 COPIES

SIGNATURE (READ AND APPROVED) SIGNATURE (READ AND APPROVED)

THE LESSOR  
TENANT

DATE: .....  
.....

THE

DATE: