

# Rental Contract

**Jean du Claud**  
**24400 Eglise Neuve d'Issac**

*Stylish manor with 5 bedrooms, 5 bathrooms, 6 separate toilets, lounge, dining-room, veranda, kitchen, private swimming-pool and tennis court, ping-pong, bicycles, large park*

**Weekly rental rate:** ... Euros

**Number of weeks :** ...

**Total rental due :** ... Euros

**Downpayment ( 20% ):** ... Euros

**Arrival time:** ... after 16h

**Departure time:** ... before 10 am

**Deposit :** 500 Euros payable upon arrival

The rental rate includes: bedding and towels (swimming-pool towels not provided), water, electricity, heating, wood for the chimney (in season), house cleaning at the end of the stay.

## Contract clauses :

- 1 – The property “Jean du Claud” is available for rental, as confirmed by *Martine Dickson* (“the owner”) to .... (“the lodger”).
- 2 – In order to reserve the manor, the lodger must pay a non-returnable downpayment of 20% of the total rental for the period.
- 3 – The reservation will be confirmed only upon receipt of the rental contract duly approved and signed, and of the downpayment.
- 4 – Upon receipt of the signed contract and of the downpayment, confirmation of the reservation will be sent to the lodger.
- 5 – The remainder of the rental due must be fully paid at least four weeks before the arrival date of the lodger. Any delay in settling the amount due may result in the reservation being cancelled.
- 6 – Should a reservation be made during the four weeks prior to the arrival of the lodger, the total rental due for the period is to be paid in full at the time the reservation is made.
- 7 - In case of cancellation, the lodger is to notify the owner in writing via registered mail with acknowledgement of receipt, sent to : *Martine Dickson, Jean du Claud, 24400 Eglise Neuve d'Issac*.  
If the cancellation is made during the four weeks preceding the agreed arrival date, the lodger shall be liable for the total rental due.
- 8 – The rental period begins at 4 pm on the day of arrival and ends at 10 am on departure day.
- 9 – The tenant confirms that the manor will lodge ... people, of which ... adults, ... children above the age of 3 and ... children below the age of 3. Should more people turn up, the owner reserves the right to modify or cancel the contract.
- 10 – A deposit of 500 Euros is mandatory upon arrival. Any losses or damages ascertained shall give rise to the payment of an indemnity. The deposit will be returned either on departure or within the fortnight following departure. Proof of third party insurance must be provided by the tenant before entering the premises.
- 11 – The lodger shall immediately notify the owner of any problems encountered with any of the equipment or material provided, be it in the house or outside (pool, garden, games, ... ), thus enabling the owner to remedy the problems promptly (repairs, replacement, etc...).
- 12 – The owner shall not be held responsible in case of :  
. loss or theft of the lodgers’ belongings.

. accidents or body loss

. acts of God (storms, fires, accidents, war, strikes or consequences from government or administrative decisions) that prevent the proper enjoyment of the property.

13- The owner is responsible for the house cleaning at the end of the lodger's stay and for the pool maintenance during the rental period.

**The Lodger**

**The Owner**

First Name/Surname

Date

Signature

Date

Signature