



# GENERAL CONDITIONS

**CLAUSE 1.-** deleted

## **CLAUSE 2.- DESCRIPTION OF RENTED PROPERTY**

Country site in « Le Bossu » parish of Monflanquin, 47150, described in the annexe to the present contract with all furniture and accessories as listed, described and value in the inventory established between the undersigned and the certified correct by them in the annexes to the original document.

## **CLAUSE 3.- COSTS AND CONDITIONS**

This rental is made under the following conditions which the lessee undertakes to respect:

**3.1** To accept the rented property with its furniture and accessories in their actual condition which the lessee acknowledges either by inspection, visit or description.

**3.2** To use the rental normally without causing or letting being any deterioration of any kind.

**3.3** To maintain and return the location in good condition at the end of the lease.

**3.4** Not cross the electrified fence of the field holding cattle. To do so will engage the responsibility of the lessee for any accident incurrent to himself or any occupant of the rental

**3.5** The lessee may not claim for damages or for a reduction of the pre-agreed rent in case of power or water cuts not attributed to the lessor.

**3.6** The lessee may not move or change the furniture listed in the contract: this must remain where it is situated.

At the end of the lease the location and its furnishings must be returned in good and clean condition. If not, a sum of 75.—euros may be retained from the guarantee deposit to cover costs and cleaning.

No complaints concerning the condition of location will be accepted after 24 hours of occupation. Any repairs necessary by negligence or misuse during the lease will be at lessee's expense.

The premises are leased with an equipped kitchen, crockery, glassware, blankets, pillows, bath and kitchen linen as described.

If necessary, the owner or this agent may claim from the lessee the total value of any furnishings broken or otherwise deteriorated including ceilings and windows and beddings.

**3.7** To allow an inspection of the premises by a future lessee after minimum notice of 12 hours

**3.8** Not to sublet partially or totally the premises without written authorisation from the lessor.

**3.9** To respect the clauses of the contract in so far that the number of occupants must not exceed that specified on the annexe without the authorisation of the lessor who reserves the right to request extra rental in such a case.

**3.10** Animals are accepted only after agreement with the lessor.

**3.11** To refrain from discarding into hand basins, bidets, bathtubs, sinks, toilets or trash disposal units any objects liable to cause blockages. Any repairs necessitated by negligence will be at lessee's expense.

## **CLAUSE 4.- RENT**

This lease is authorised and accepted at the rent stipulated on the reservation sheet.

A cancellation by the lessee must be advised by registered mail or telegram and if made before the date of occupation, the payment on account of 30% is retained by the lessor who may claim the full rent if the cancellation is made less than 30 days before the date of occupation.

If the lessee does not appear in the 24 hours following the date of occupation stipulated, the present contract becomes void and the lessor may dispose of the premises and retain the payment on account and may claim the full rent.

If the occupation is shortened the full rent must be paid, no reimbursement will be made.

If a cancellation is made by the lessor, the lessee will be reimbursed totally.

**CLAUSE 5.- GUARANTEE DEPOSIT**

The day of the occupation of the premises the lessee will deposit the sum stipulated on the reservation document with the lessor who will return this deposit on the day of departure, or within 8 days, less any sum necessitated by the cleaning, repair or replacement of deteriorated furnishings, this sum being agreed by both parties.

**CLAUSE 6.- EXTENDING THE LOCATION**

A lessee wishing to extend his stay must advise the lessor at least 48 hours before the end of the present contract. If such an extension is possible the lessee will pay the total rent at once.

**CLAUSE 7.- MISCELLANEOUS**

For the needs of the present contract both parties stipulate their permanent addresses on the reservation document. Any dispute arising from this leasing can only be decided by the courts covering the site of the leased properties.

MONFLAQUIN (date).....  
in duplicate

Sarl "Le Bossu"  
Lessor

M.  
Lessee

**THIS IS A FREE TRANSLATION: IN CASE OF DISPUTE ONLY THE ORIGINAL FRENCH TEXT WILL BE TAKEN INTO CONSIDERATION**