

Dear Sir or Madam,

Following on your email, please find enclosed the documents for the rental of the Cottage no.1, which is located 100 meters away from the beach.

If you agree with this offer, please sign and send us back the rental contract. **This contract relates to the French law.**

The rental contract is available on our website in French, English, German and Dutch.

Please join a down payment of €150.

If you carry out a bank transfer, use the bank document attached with the descriptive notice on page no.3.

After receiving the documents, please send us an email if you are still interested in our offer.

When we receive the rental contract and the deposit, we will confirm your reservation.

For any information, feel free to contact us.

**Contact details of the owner:**

Mr Vasseur Stéphane.

Les Gîtes de La Basse Saône

592, Grande Rue

76730 Avremesnil

France

Tel: 02.35.82.49.45 or 06.43.42.79.31

[stevasseur@wanadoo.fr](mailto:stevasseur@wanadoo.fr) /

<http://www.lesgitesdelabassesaane.fr>

**Address of the Cottage no.1:**

Mr Vasseur Stéphane

Les Gîtes de La Basse Saône.

64 Rue de la Saône

76860 Quiberville-Sur-Mer

France

**Classification, Category, Capacity:**

Tourist house; one star; from 1 to 4 people

Prefectural approval.

**Prices :**

You will find the price list on our website: <http://www.lesgitesdelabassesaane.fr>

**Low Season:** €300

**Middle Season:** €350

**High Season:** €500

**Peak Season:** €600

**How to find the Cottage:**

When you are at the beach (the sea in your back and in front of the restaurant L'Huîtrière ), take the street just in front of you that leads to the valley. The Cottage is 70 meters away from the restaurant, on your right and indicated by a billboard.

**GPS Coordinates :**

(N49.9022084°, E0.9285707°)

**Cottage no.1: one-star\* tourist house, adress: 64 rue de la Saâne, 76860 Quiberville Sur Mer**

**Rental contract established**.....

**Between** : Mr Vasseur Stéphane, 592 Grande Rue, 76730 Avremesnil

Tel : 02.35.82.49.45 or 06.43.42.79.31

stevasseur@wanadoo.fr / <http://www.lesgitesdelabassesaaane.fr>

**And the Hirer:**

Mr or Ms.....

Adress.....

**Phone** : ..... **Mobile** : ..... **Email** : .....

**Number of people:** Adults..... Children under 13.....

**Stay** from ...../...../..... **at 15 o'clock** until ...../...../..... **at 10 o'clock**

**Rental price:** See page no.1.

**Deposit:** €200 when you arrive in the cottage

**Animals:** Dogs only accepted. Number: ..... Race: ..... **YES** **NO**

**Final house cleaning :** €30,00 (highly recommended)..... **YES** **NO**

**Tourist tax:** €0,25 per adult and per night. The tax goes then to the local communities..... **OBLIGATORY**

**Baby Kit:** free (travel cot, highchair, changing mat) ..... **YES** **NO**

**Linen:** Sheets – pillowcase – bolster case = €20,00 per bed..... **YES** **NO**

**Down payment:** corresponds to €150,00

Sent ...../...../.....

Amount: €..... Check ----- Bank transfer ----- (*delete as appropriate*)

In case of bank transfer, see the bank document on page no.3.

**Rental balance:**

Must be paid when you arrive in the Cottage. Credit cards are not accepted.

**Summary of the payment (insert the amounts):**

1 / Rental price = .....

2 / Linen: €20,00 x ..... beds = .....

3 / Final house cleaning : €30,00 = .....

4 / Tourist tax (obligatory): €0,25 x ..... adults x..... night = .....

**\* Total rental price** = .....

5 / Down payment: €150,00 = - .....

**\*Rest to pay, on the arrival day** = .....

Date.....

I, Madam or Mr .....

hereby confirm that I have read and understood and that I accept the terms and general conditions of this rental contract.

**Signature, with the mention “lu et approuvé”**

**For owner use only:**

Descriptive notice of Cottage no.1 – living space: 45 m<sup>2</sup>

- **Dining room, living room:**

2 leather armchairs; 1 coffee table; 1 highchair; 1 sideboard with crockery for 4 people and kitchen hardware; 1 table with 4 chairs; 1 television stand; 1 television; 1 dvd player; 1 hi-fi system; 1 refrigerator (120 L) with freezer compartment; 1 washing machine; 1 dish washer; 1 freezer; 1 toaster; 1 microwave; 1 boiler; 2 electric heaters; 1 fire extinguisher; 1 front door with rolling shutter; tile floor.

- **Kitchen:**

1 kitchen furniture with 2 compartments; 2 shelves; 1 draining rack; 1 electric and gas cooker with electric oven; 1 extractor hood; 1 trash bin; cleaning equipment; 1 door with access to the garden; kitchen with earthenware tiles; tile floor.

- **Bathroom:**

1 vanity unit and a basin; 1 mirror; 1 electric heater; 1 clothes basket; 1 small bin; 1 shower (90 x 90 cm); 1WC; cleaning equipment; bathroom with earthenware tiles; tile floor.

- **Stairwell:**

Quarter-turn wooden staircase with access to the bedrooms

- **Bedroom no.1 :**

1 double bed (140 x 190 cm); 1 mattress cover; 1 bolster; 2 pillows; 1 blanket; 1 wall shelf; 2 chests; 2 lamps; 1 cupboard; 1 Hoover; 1 ironing board; 1 flatiron; 1 travel cot; 1 changing mat; 1 electric heater; 1 window with rolling shutter; parquet floor.

- **Bedroom no.2 :**

2 single beds (90 x 190 cm); 2 mattress covers; 2 bolsters; 2 pillows; 2 blankets; 1 wall shelf ; 1 lamp; 1 electric heater; 1 window with rolling shutter; parquet floor.

- **Outdoor garden:**

1 furniture set with one table and four armchairs; 1 sun umbrella; 2 deckchairs; 1 small table; 1 drying rack; 1 barbecue; the garden is hedged and closed.

- **Pictures of the Cottage:**

Visit our website: [www.lesgitesdelabassesane.fr](http://www.lesgitesdelabassesane.fr)

- **Document for your bank transfer :**

This material is intended to be delivered to those of your creditors or debtors who have transactions posted to your account.

## General conditions

*This contract is a loose translation of the French original. It shall be governed by the French law.*

### **1. Length of the stay**

The Hirer, signatory to the said agreement made for a specified period, will not be able in any circumstance to avail himself of any residual right whatsoever in the property after the end of the stay.

### **2. Signing of the contract**

The booking becomes binding from the time when the Owner will have received from the Hirer a copy of the said agreement, signed and accompanied by a down payment of €150 per rental week. The Owner will cash the down payment at the reception. No third person can benefit the rental – even partially -, unless an agreement has been made with the Owner. If not respected, the rental will be dismissed immediately. It will not result in any reimbursement: the Owner has the right to the full rental price.

### **3. Cancellation by the Hirer**

Any cancellation must be notified to the Owner by registered letter, 60 days before the arrival day.

a) **Cancellation before arrival at the property:** The down payment is retained by the Owner who will also be entitled to keep the balance if the cancellation is requested within less than 60 days before arrival at the property. The current agreement becomes null and void and the Owner can re-let the Cottage.

b) **Short cut of the stay:** If the Hirer does cut short the stay, the current agreement becomes null and void and the Owner can re-let the Cottage. Equally the down payment and the balance are retained by the Owner.

### **4. Cancellation by the Owner**

The Owner will pay (by registered letter) the Hirer the sums paid at the time of such cancellation, without any indemnity.

### **5. Arrival at the property**

The Hirer must arrive on the specified day and at the time mentioned in the agreement. In the event of late or postponed arrival, the Hirer must warn the Owner within the hour following the arrival time mentioned in the agreement.

### **6. Payment of the balance**

The balance of the rental charge will be paid to the Owner at the arrival in the Cottage.

### **7. State of condition**

An inventory/state of condition is jointly established and signed by the Hirer and the Owner or his representative on arrival in the Cottage. This document constitutes the sole reference in the event of litigation relating to the Cottage's fixtures, fittings and general condition.

### **8. Deposit**

On arrival, a deposit of €200 is requested by the Owner. If the Hirer leaves the Cottage before the time mentioned in the agreement, and as a general rule, the deposit is refunded within 7 days of the date of departure, with deduction being made for the cost of consequent repairs and/or replacement.

### **9. Use of the property**

The Hirer must respect the peaceful ambiance of the property and use its facilities for their intended purpose.

### **10. Accommodation**

The maximum accommodation number is defined by the current agreement. If on arrival the Hirer's party exceeds the number stated in the Hirer's rental agreement, the Owner must be informed. The Owner has the right to refuse people in excess of this limit. Any change or breach of the agreement in this context will be deemed to be at the initiative of the Hirer.

### **11. Animals**

The current agreement specifies if pets are allowed. If this condition is not respected by the Hirer, the Owner can refuse to accept the Hirer's party. In this case, no refund will be made. Dogs only accepted.

### **12. Insurance**

The Hirer is responsible for all damage incurred by the Hirer or the Hirer's party. It is incumbent on the Hirer and the Hirer's party to be covered by a holiday insurance covering this type of risk.

### **13. Payment of charges not included in the price**

At the beginning of stay, the Hirer will pay to the owner the total of the charges not included in the price. The calculation of the amount due is made on the basis of the description provided on the signed contract and the descriptive notice.

### **14. Litigation**

All equipment and installations are in working order and any complaint made to the contrary must be expressed within 1 hour of arrival. Failing this, no reclaim will be accepted.

### **15. Nuisance**

Neighbours, cars, breach of the peace, natural disaster or bad weather cannot hold the Owner responsible for any nuisance that could be caused.

### **16. Control of the property**

The Owner has the right to check the property at any time

### **17. Cleaning and tidying**

The Hirer is hereby informed that on departure, he/she must leave the premises in the state in which they were found on arrival (including a systematic check of all the items covered by the inventory/state of condition). Failing this, the deposit check will not be refund and cashed.

### **18. Equipment**

The Hirer will check out that the equipment is working. Any negligence or ill-use during the rental period will be at the responsibility of the Hirer. Repairs can last several days; in that case, the non-working material will be taken out until it is fixed.

### **19. Smoking prohibition**

According to the Loi Evin, smoking is prohibited in public places. Smoking is also prohibited in the Cottage.