

## Rental agreement between

Proprietor  
**Dr Ann T O'Leary**  
**Gite Le Pastourel**  
**09000, Soula**  
**info@gitelepastourel.com**

– and –

Tenant:

**Mr./Mrs/Ms.** \_\_\_\_\_

Phone/Address \_\_\_\_\_

Email \_\_\_\_\_

**The following shall be agreed upon:**

### **Rental object**

The Proprietor shall rent to the Tenant the following house

Gite le Pastourel  
Le Pastourel, 09000 Soula.

The purpose of the rental is for short term use as a vacation house for up to 8 persons (including children). At no time may more than the maximum number of persons occupy the property (see terms & conditions). The Tenant is entitled to use the gite facilities in accordance with the terms and conditions (gite garden and terrace).

It is a non-smoking house.

### **Duration of the rental, keys, return**

The rental shall cover the period from (day of arrival) \_\_\_\_\_ until (day of departure) \_\_\_\_\_

The arrival shall take place from 4:00 p.m. The departure time is 10:00 a.m. at the latest.

The keys are handed over at the time of arrival and returned at the time of departure.

#### Contact for the handover of the keys

Ann O'Leary  
+33 5 61 64 78 84 | +33 6 40 39 04 37  
info@gitelepastourel.com

At the end of the rental period, the Tenant must return the rented property to the Proprietor or the aforementioned contact person fully vacated, well-swept and in an orderly condition.

### **Rent**

The Proprietor receives rent from the Tenant in the amount of €

In addition there is a refundable security deposit in the amount of € 200,00

The following utilities and services are included in the rent amount:

The rent includes electricity, water, gas, bed sheets, bathroom towels, beach towels, kitchen towels, access to the gardens and patios, and cleaning after the stay. (Electricity readings are taken at the start and end of the rental period and a reasonable amount of electricity is included within the rental fee. If usage exceeds normal levels an additional fee may be charged to cover the cost price of the additional electricity.) A welcome basket of supplies is included on arrival day.

#### **The following terms of payment apply**

The security deposit € 200,00 is payable upon the hand-over of keys to the Tenant. It is refundable 24 hrs after the rental property is returned in an acceptable condition (to allow for stock and condition checks).

A deposit of 30% is due upon the signing of the contract and the contract will be confirmed on receipt of the deposit. The Tenant will then be responsible for paying the total price of the booking. **The deposit is non-refundable in all cases.**

The Balance of 70 % plus any additional charges are due no less than 6 weeks prior to arrival. **This balance is non-refundable** unless the property is successfully re-let within that time. Any charges accrued during your stay are payable prior to departure.

It is recommended that the Tenant should take out holiday insurance to cover any losses in the event of unavoidable cancellation.

Rental cost may be paid in euros by cheque or bank transfer.

For UK residents, payment may be paid by bank transfer or Paypal in sterling. The cost in sterling will be determined on the date of payment using the current bank exchange rate.

See Terms and Conditions and the Proprietor for payment details.

In the event of default of payment from the Tenant lasting for more than 14 days, the Proprietor is entitled to cancel this rental agreement without notice or further cause. In this case the Proprietor may rent the property to another party for the period of this agreement.

### **Cancellations and premature return of the rented object**

The Tenant may withdraw from the agreement, subject to the following conditions:

- Up to 6 weeks prior to arrival: 30 % of the rent payable to the Proprietor
- Less than 6 weeks prior to arrival: 100 % of the rent payable to the Proprietor

### **Substitute Tenant**

The Tenant has the right to propose a substitute Tenant who must be solvent and acceptable to the Proprietor. The Proprietor must give his express consent to this substitute Tenant. The substitute

**Tenant shall enter into the agreement subject to the existing terms and conditions. The Tenant and the substitute Tenant shall be jointly and severally liable for the rent.**

The Tenant is liable for all damage caused by the Tenant or housemates, including guests. The Tenant assumes any and all damages and liabilities with regards to damages.

If damages should be found after the return of the rental property, the Tenant is also liable for these. Payment for damages will be initially taken from the security deposit in the event of damages and an invoice may be issued for any costs over and above the security deposit.

An inventory of the contents of the property will be taken at the beginning and end of each booking period. The Proprietor reserves the right to require the Tenant to pay for any articles found to be missing or broken. Payment will be initially taken from the security deposit in the event of losses.

Pets are allowed only further to prior explicit agreement from the Proprietor. Please see term and conditions for details.

### **Availability**

Should the property not be available due to circumstances beyond our control (for example fire) all sums will be returned to the Tenant but you will have no claims against us.

\_\_\_\_\_  
Place | Date

\_\_\_\_\_  
Signature Proprietor

\_\_\_\_\_  
Signature Tenant