



LES TOUCHES

SEASONAL FURNISHED SELF -CATERING HOLIDAY COTTAGE RENTAL CONTRACT

Seasonal rental

**Building: furnished semi-detached holiday cottage, with a ground floor
and 1st floor accommodation**

54 Lieu dit "Les Touches"

35420, Saint-Georges-De-Reintembault

France

Arrival----- 2024 Departure: -----

BETWEEN THE UNDERSIGNED COUNTERPARTS

Mrs Julliana Elizabeth François

n° SIREN : 840 058 119

n°SIRET : 840 058 119 00016

Whose micro enterprise is located at Lieu dit 54 «Les Touches», 35420, Saint-Georges-De-Reintembault, France.

Téléphone: ++33 (0)680739937

Email: enquiries@lestouches.info

Hereinafter referred to as "The Lessor"

ON THE ONE HAND**AND:**

Madam/Mr/Miss:

Residing at:

House/apartment/building number: _____

Street name/avenue/place: _____

Town: _____

Postal Code: _____

Telephone: _____

Email: _____

Hereinafter referred to as "the tenant"

Name of individuals who will stay at the property during the stay (note: maximum 2 people including the tenant. Additional guests do not have access to the property)

1 _____

2 _____

It was agreed as follows:

The Lessor rents the premises to the Tenant on a short-term seasonal basis at

Les Touches

Furnished holiday rental accommodation: Part only of a ground and first floor old barn conversion

Lieu dit "Les Touches"

35420, Saint-Georges-De-Reintembault

France

The description of the above-mentioned accommodation is as follows:

Floor area of the property semi-detached property excluding 3 bathrooms: 80.1m²

Only part of the property is being let: ground floor open-planned kitchen dinner living room 25m², 1st floor bedroom with shower room, 18m²

Description:

A furnished semi-detached holiday rental that contains a ground floor and a loft conversion.

The premises include the following rooms:

1 open planned living room (including a kitchen, dining table and living room), 3 bedrooms, 3 bathrooms, including 3 toilets.

Only part of the premises is being let: 1 opened planned ground floor living room, 1st floor ensuite bedroom with balcony.

The accommodation includes access to the following during the contracted duration of the short-term stay:

1 designated parking space, access to the designated part of the garden with the view of the hills.

The tenant accepts the premises being let everything as well within it as a whole, as it exists, without exceptions or reservations, the tenant declaring to take them in the state in which they are, as well as all the movable objects described in the inventory attached to this contract.

1 Duration of holiday rental period

This furnished short term holiday rental accommodation is rented for a period of _____ nights from **2024**.

The lease ceases automatically at the expiry of this term without it being necessary for the lessor to notify the tenant to leave. The rental may not be extended without the prior written consent of the lessor or his representative.

Terms of delivery of the keys at the beginning of the rental:

One person will be on site on the day of arrival for the handover of the keys and for the inventory between 17:00 hours and 18:00 hours (check-in). If the tenant decides to arrive later than the indicated check-in time, no one will be on site for the inventory. By doing the latter, the tenant has to undertake the responsibility of checking the proper functioning and state of the premises and appliances mentioned in the inventory and description and to inform Mrs. Julliana François before 23:00 hours, on the day of arrival (as mentioned on the contract) of any malfunction or problems encountered in the furnished holiday rental accommodation by email to enquiries@lestouches.info

The Tenant undertakes to return the accommodation in a correct condition at the end of their stay. The dishes will have to be done and put back in the cupboard for departure inventory checks and the garbage bags with the garbage thrown at the indicated points in the village.

Return of the keys at the end of the rental:

A person will be on site on the day of departure at 10:00 am, for the departure inventory.

The deposit check of €500 (if this method was used for the deposit) will be returned by post to the address of the tenant mentioned on this contract or destroyed with a photo as proof, within 3 days of departure and after the complete cleaning of the premises. For reservations

Initial of tenant:

Initial of lessor:

Date of contract _____

made via Air BnB or Abridge, these platforms retain the deposit for the number of days mentioned at the time of booking, and if no damage has been notified by the lessor, the return of the deposit will be as indicated by these sites, at the time of your booking.

If damage is found, it will be communicated within 48 hours, following the departure of the Tenant, on the email of the tenant mentioned on this contract and to Air BnB or Abridge. The total cost of replacing or purchasing due to damage caused by the tenant: an object or part of the building structure, fixtures, and fittings of or an electrical appliance of the rental accommodation will be deducted from the deposit (craftsman's fees, repair collateral costs and the object to be replaced or repaired, delivery or transport costs incurred for the purchase. If it is above the deposit, the tenant will still be liable and it will still be at the expense of the tenant. Proof of purchases, payment of craftsman to fit or to restore in good condition, following a damage caused by the tenant will be provided.

2 Rental and additional charges

This rental is agreed for the price of _____ **EUR** (_____) only for the specified period mentioned on the contract. After that specified period, the rental contract ceases without need of prior notification by the lessor to the tenant.

The above rent includes, for the entire duration of the rental specified in the contract, the payment of available items described on the inventory and the following charges for the people mentioned on the contract only:

- Water consumption inside the furnished tourist rental accommodation.
- The supplies described in the inventory.
- Gas for the hob.
- Central heating uses a heat pump that works with electricity. The rent includes 5 hours of heating per day (from 07:00 in the morning to 09:00 in the morning and from 18:00 hours to 21:00 hours, from 01 April 2024 to 1 June 2024 and from 21 September to 30 September 2024. For an additional 5 hours of heating per day, outside these specific hours or dates, EUR80 per week will be charged in cash upon arrival. Nevertheless, it will be necessary to inform the lessor before your arrival of this request.
- Parking for a maximum of 1 car, whose driver's name is mentioned on the contract, as an individual who is also staying in the furnished holiday let. Parking of other people or caravan / camper van, is not possible.
- 8kWh/day of electricity is included in the price, any excess will be charged upon departure at the applicable EDF published rate per kWh. It is not allowed to charge electric cars at the cottage, this should be done at appropriate electric cars charging stations.

Tourist taxes

Fougères Agglomeration asks the Lessor to collect EURO.88 per adult, per night. This will usually be collected at the time of booking by OTAs – Abridge, Air BnB or Booking.com. If the correct amount has not been collected by Abridge, Air BnB or Booking.com at the time of booking, Mrs François will collect the difference upon arrival.

3 Booking terms and conditions

If you booked by Abridge or Air BnB before your payment a copy of this contract will have been sent for you to sign and return within 24 hours. If you book on the owner's direct website, the terms and conditions of sale are on the website. If you decide to go ahead with the booking followed by payment before your arrival date, it means that you have accepted the conditions and terms of this short-term, furnished, seasonal holiday rental contract. The owner will still ask you to sign a copy upon arrival if this has not been done before your arrival. Identity papers will be checked.

Cancellation: Any reservation that is not paid in full 14 days prior to arrival date will be automatically cancelled without refund or need of prior notification from the lessor to proceed with the cancellation.

4 Terms & Conditions

This rental is made under the following terms and conditions that the Tenant undertakes to execute and fulfill, namely:

1. Occupy the premises only for holiday purposes, the exercise of any trade, profession or industry being formally prohibited, the Tenant acknowledging that the premises subject to this contract are rented to him only as a **temporary residence and for holiday purpose**.
2. Respect the capacity of the dwelling, namely: 2 people. Non-respect of that clause will result in immediate expulsion, without prior notice and without refund.
3. Respect the use of the rental accommodation and not to make any changes to the layout of the furniture of the premises.
4. The tenant is not able to replace or represent the Lessor in any capacity whatsoever, nor sublet, in whole or in part, even free of charge the rented premises, except with **the** prior written consent of the Lessor.
5. Be insured against rental risks, theft, fire, water damage, and recourse from neighbors and have the furniture given in rentals insured (either through its own insurance contract covering the risks of seasonal rental, or by taking out a special insurance policy for the entire duration of the rental).
6. Refrain from throwing objects or substances in: washbasins, showers, toilets, sinks: objects likely to obstruct or damage the pipes, failing which the tenant will be liable for the costs incurred for the repairs or replacement required by such negligence.
7. Make any claim regarding the facilities within 48 hours of entering the accommodation. Otherwise, it will not be admitted.
8. Notify the Lessor as soon as possible of any damage affecting the dwelling, its furniture or equipment. Repairs made necessary by negligence or poor maintenance during the rental will be at the cost of the Tenant.
9. Authorise the Lessor, or any other third party mandated by the landlord for this purpose during the rental period, to carry out any repair work, as a result of emergency, which may cause damage to the property. The Tenant will not be able to claim any reduction in rent, in the event that urgent repairs within the responsibility of the Lessor appear during the agreed rental period.
10. The Tenant and the other people mentioned in this contract should avoid any noise or behaviour likely to cause disturbance to the neighbours.
11. Respect, in case of rental in a collective/common shared space property, the co-ownership regulations and / or internal regulations of the property that will have been communicated to him by the Lessor, or her representative.
12. Accept the visit of the premises if the Lessor or her representative requests so.
13. Waive any claims against the Lessor in case of theft and deprecations in the rented premises.
14. Maintain the rented accommodation and return it in a good state of cleanliness and rental repairs at the end of the lease. If objects in the inventory are damaged, the Lessor may claim their replacement value.

Initial of tenant:

Initial of lessor:

Date of contract _____

5 Damage Safety deposit

The Lessor will retain a check or equivalent amount in cash of Euros350/GBP300 or this sum will be retained on your credit card via Aritel, as a security deposit against damage to the property upon arrival of the Tenant. If no damage has been reported by the Lessor within 14 days of the tenant's departure, the cheque/this amount will be returned (not earlier than 3 days after departure, no later than 14 days after departure by post) at the residential address of the Tenant mentioned on this contract or destroyed with proof – photo/video.

6 Inventory

6.1. Check-in inventory and check of the condition of the rental premises

A check of the condition of the premises and an inventory of furniture, equipment, items within the premises, fixtures and fittings will be established at the entrance of the tenant and the Lessor will be the subject to an end of tenancy inventory of the premises at the end of the rental agreement, which is the departure date mentioned on the contract. If the above inventory and check of the condition of the premises is not carried out and signed simultaneously by the Lessor (or her representative) and the Tenant, due to later arrival time than those specified check-in this contract, by the Tenant, the inventory and check of the state of the property will be carried out solely by the Lessor or her representative and provided to the Tenant upon arrival and the Tenant will have 48 hours to contest the inventory and check of the property condition document. Unless contested by the Tenant within 48 hours, the inventory and check of premises document provided by the Lessor to the Tenant will be validated without any reservation by the Tenant.

6.2. Departure inventory and state and condition of property check

A departure inventory and check of the state and condition of the rental accommodation will be carried out by the Lessor or her representative and the Tenant at the end of the Tenancy as per the departure date mentioned on this agreement, each conserving a signed copy. Otherwise, in the absence of a signed departure inventory and check of state and condition of the accommodation document upon departure signed by the Lessor and the Tenant, the absence of any damage/loss claim by the Lessor within 48 hours of departure of the Tenant will imply restitution of the premises in good condition and nothing missing in the inventory. The return of the keys to the Lessor, at the end of the rental contract, can in no way entail a waiver cost of repairs or replacement due to damage if it is proven that these are the fault of the Tenant. If no inventory and check of state and condition of the premises have been made, the Tenant is presumed to have received the rented premises in good condition of rental repairs and must return them as such, unless proven otherwise (Article 1731 of the Civil Code).

7 Report of risk of exposure to lead

The Lessor further declares that she has not received any notification from the préfet of the district of the rental holiday accommodation establishing or determining whether there is the presence of lead in the building or if it represents a risk of any accessibility to lead for its occupiers.

8 Termination clause

In the absence of payment of a single term of the rent on its due date, or charges, or in the event of non-performance of one of the clauses of the lease, and 48 hours after a demand to pay (demand made via email on the email address mentioned on this contract) or to perform remained without effect, the lease will be automatically terminated, if the lessor wants to do so, and without judicial formality. If the tenant refuses to leave the premises, it will be sufficient to compel him to do so by an interim order issued by the president of the territorially competent district court. Besides, It is expressly agreed that any rent not paid on its due date (which is the date of arrival mentioned on the rental agreement for a specific number of days), as any charges or costs not paid under the same conditions will be, under Article 1226 of the Civil Code, increased by 10% as a penalty clause and this, eight days after the sending by the lessor of a registered letter with acknowledgment of receipt, claiming payment and indicating his intention to invoke the penalty clause, and this, without any derogation from the cancellation clause previously stated and without prejudice to the damages that the lessor may have to claim due to the failure of the tenant. (NOT applicable for prior to arrival full payment of stay for a specified number of days paid on Air BnB or Aritel)

9 Special clause(s)

The seasonal rental being classified "meublé de tourisme" (furnished tourist accommodation) **the Lessor prohibits, in accordance with Article 10 of Law No. 70-598 of 9 July 1970, the presence of pets in the dwelling. The premises are non-smoking. The tenant will not be able to use the premises to organize parties, which are likely to cause nuisance and disturb the neighborhood. Non respect of this clause will result in immediate expulsion without prior notice and without refund.**

10 Chosen residential address

For the execution of the terms and conditions of this contract, the Lessor and the Tenant provide their chosen residential address the ones mentioned on the page following the cover of this contract and agree that the competent court shall be that of the territory in which the rental holiday accommodation premises are located. This contract and its consequences are subject to French law.

11 Appendixes

Are attached to the present contract :

- 1) The description of the leased premises state and condition ;
 - 2) An inventory of the equipment, appliances and furniture of the premises
 - 3) A picture inventory of the equipment, appliances, furniture and state and condition of the premises upon arrival ;
- Including one given to the Tenant

Signatures and preceded by the words "Read and Approved"

The Lessor

Julliana Elizabeth François
n° SIREN : 840 058 119

Initial of tenant:

The Tenant

Name:

Initial of lessor:

Date of contract _____

n°SIRET : 840 058 119 00016

Signature :

Signature : _____

« Read and approved »
Julliana Elizabeth François

«Read and approved »

DESCRIPTION OF THE LEASED PREMISES

1. GENERAL INFORMATION

Address of rented premises:

Les Touches

Holiday rental: part of ground floor and 1st floor of a barn conversion.

Lieu dit "Les Touches"

35420, Saint-Georges-De-Reintembault

France

1. MAIN FEATURES

It is an old construction of more than 350 years.

Surface of the property within which part is being let to the tenant excluding the 3 bathrooms: **80.1m²**Out of the 80.1m² premises, only 25.72 m² living room/kitchen/dinner plus 18.44m² 1st floor bedroom are being let out.

Use :

Semi-detached furnished holiday rental accommodation.

The premises let include the following rooms:

Open planned room including living room, kitchen and dining room, 1 shower rooms with 1 toilets, 1 bedroom.

The property includes the following amenities available to the maximum of 2 people mentioned on the contract, only during the stipulated period mentioned on the contract:

1 parking space, access to the specified area of the garden, access to the graveled terrace with 1 garden table, 2 chairs and 2 sun loungers.

Maximum number of people who can be accommodated: 2

The rented property is not accessible to people with reduced mobility.

The property has heating: wood burner in the open planned area with a small basket of wooden logs available on arrival. Water heating uses electricity. The heating of the radiators is done by the heat pump which uses electricity. The heating of the radiators is 5 hours per day from 1st April 2024, to 21 May 21, 2024 when the outside temperature is less than 18°C (beyond 18°C, the radiators do not work, but the wood burner can be used at any time during the rental), provided that the payment of the rental for the duration of the stay has been paid by the Tenant. Note that central heating and related to the other semi-detached house.

1. LOCATION OF THE RENTED PROPERTY IN RELATION TO THE LOCALITY

The property is located in a village.

The center of the village is 6 kilometers away.

1. Distance from the main tourist attractions

Le Château de Fougères : 24.7 km.

Le Parc Ange Michel: 7.7 km.

Saint-Hilaire-Du-Harcouët market: 11.5 km

Le Mont Saint Michel : 33.5 km.

Plage Saint-Jean-Le-Thomas : 47.5 km

1. Distance from main services

Gas station: 6 kilometres - Rue Jean Janvier, 35420, Saint-Georges-De-Reintembault, includes electric vehicles charging points.

Pharmacy : 6 kilometres – Rue Jean Janvier, 35420, Saint-Georges-De-Reintembault

Supermarket/convenience store:

- **Proxi** : 3.8 kilomètres - 18 Rue du Jardin, 50730 Saint-Martin-De-Landelles.
- **Super U** : 6 Kilomètres - Rue Jean Janvier 35420, Saint-Georges-De-Reintembault

Bakery & Pastry shops:

- **Lefrère P&M**: 3.8 kilomètres - 9 Rue Église, 50730, Saint-Martin-de-De-Landelles
- **L'Atelier Des Pains** : 6 kilomètres - Rue Jean Janvier 35420, Saint-Georges-De-Reintembault

Initial of tenant:

Initial of lessor:

Date of contract _____

1. DESCRIPTION OF THE LEASED PROPERTY

État d'entretien général: Bon état

1.1. Lay out of property

Room n°1 (Open planned - living, dining and kitchen area)

Surface : 25.72m²

Exposition : East

Number of windows: 2 windows and front door

View: Garden and hill

2 tables, 1 coffee table

6 chairs

2 armchairs

1 fabric sofa covered with a plaid

1 flat screen TV 24"

1 wood burner

Room – Belle View

On the 1st floor in the converted loft

Floor surface: 18.44m²

Surface with minimum 1m80 ceiling height: 10m²

View : hill and garden

Number of windows: 1 French door and 1 window

1 small balcony with 1 table and 2 balcony chairs

1 chest of drawers

1 wardrobe

1 double bed

2 bedside tables

2 bedside lamps

1 table

2 chairs

1.2. Kitchen appliances and equipment (kitchen area):

Kitchen furniture: Yes (floor and wall cupboards)

Electric oven: Yes

Microwave oven: Yes

Ventilation: Yes – window and French window

An extractor hood: Yes

Hob: Yes (gas)

Sink hot and cold water

Refrigerator with freezer

Freezer: Yes *

Dishwasher: Yes

Washing machine: Yes – washer-dryer

Cutlery and household appliances:

Number of complete matched cutlery: 6

Kitchen utensils: Yes (2 pots, one pan, one baking dish, one pie dish, 10 plates, 10 bowls, 6 water glasses, 6 cups, 6 wine glasses, 6 champagne flutes, 1 bowl, plastic wine glass and plastic cups)

Coffee maker: Yes pod.

Toaster: No

Raclette machine: No

Kettle: Yes

Baby highchair: booster-seat upon request

1.3. Bathroom

Shower room:

The bathroom is annexed to Belle Vue bedroom.

Number of washbasins: 1 with vanity unit.

The bathroom is equipped with a shower.

1 bin for hygienic waste

1.4. Divers :

Internet access: Yes

Wifi: Yes

Phone: No

Fax: No

Chimney: No

Wood stove: Yes

Linen provided: Yes, for bed linens only

Bath towel: NO

Electric dryer: no

Clothes rack: yes

Iron and ironing board: No

Alarm: No

Smoke detector: Yes

Electric hair dryer: Yes

Practical and tourist documentation made available to the tenant: Yes

Television : Yes

Foreign channels: English

Magnétoscope : non

DVD : No

Computer : No

Video games : No

Hifi : No

CDs : No

Games : Yes – board games, cards etc

Books: No

Pool table: No

Ping-pong table: Yes

Football: No

Outdoor equipment:

Barbecue: Yes

Swing: No

Chaise longue: No

Indoor Entertainment :

Initial of tenant:

Initial of lessor:

Date of contract _____

Sun lounger: Yes 2
 Garden furniture: Yes – Dining table and 2 chairs
 Bicycles: No
 Boat: No
 Tennis court: No
 Water sports equipment: No
 Table tennis: Yes

Additional services:

Car: No
 Driver: No
Services not included during stay: Staff, private chef, chauffeur, laundry service, maid service, conciergerie.

CONDITION OF THE PREMISES

Shown in red, a private semi-detached house, a private barn, decking pool area and a private garden, not included in the rental.



The area framed in green is the part of the garden attributed to the holiday accommodation rental. The orange part is the holiday rental. The rental property has 3 bedrooms. The property is however being let with an open-spaced living room and kitchen dinner and only 1 bedroom with ensuite. The 2 remaining rooms are closed off and unoccupied during the tenancy dates mentioned on the rental agreement.

PICTURE DESCRIPTION OF THE FURNITURE, EQUIPMENT, FIXTURES AND FITTINGS

Tenant or the owner of the _____ au _____

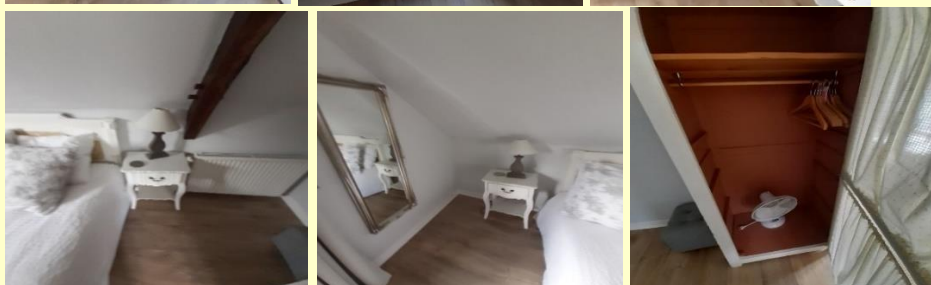
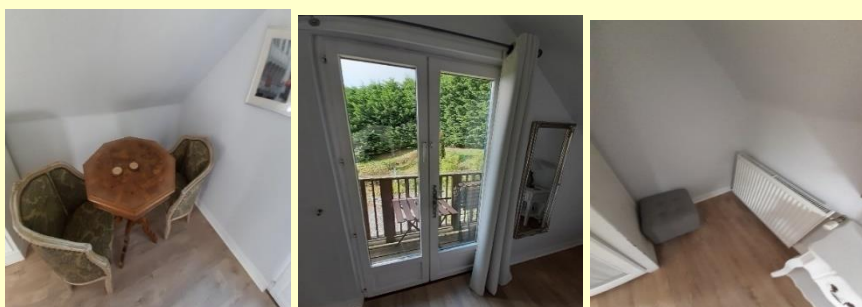
BELLE VUE ROOM 1ST FLOOR



Initial of tenant:

Initial of lessor:

Date of contract _____



BELLE VUE SHOWER ROOM



GARDEN SHOWER ROOM

STAIRCASE

Initial of tenant:

Initial of lessor:

Date of contract _____



OPEN PLANNED KITCHEN DINNER AND LIVING ROOM



Initial of tenant:

Initial of lessor:

Date of contract _____



Initial of tenant:

Initial of lessor:

Date of contract _____

Checklist at the time of the inventory, no anomaly was noticed:

- Windows, mirrors, doors, windows are in good condition.
- The lamps, lights and fittings are in good condition.
- The accommodation was clean, cleaning was done properly when you arrived.
- The bed was made, towels supplied upon arrival.
- The furniture and appliances (TV, microwave, oven, hob, oven, washing machine, coffee machine, kettle, dishwasher, iron, fan, hair dryer) were in good condition, undamaged and in good working order on arrival. The kitchen worktop is in good condition, undamaged, unstained.
- During the inventory, you have been informed to notify the owner within 24 hours of your arrival if something is not working. In any case, the Lessor must be notified as soon as possible by SMS or email.

Initial of tenant:

Initial of lessor:

Date of contract _____