

## **Rental contract for holiday home Maison Lardon**

### **The undersigned:**

The customer name stated on the invoice, hereinafter referred to as the tenant and Mark-Anton and Annelies Spek, hereinafter referred to as the landlord have agreed as follows:

The landlord hereby rents to the tenant for holiday rental the following furnished accommodation in France, 7 Rue du chemin de Ronde, 58170 Luzy, for a maximum of 6 people and no pets.

### **Duration of the rented period**

The rental applies for a period of the number of days stated on the invoice, arrival date from 4:00 PM and departure date before 10:00 AM.

A longer stay is only permitted with prior written permission from the landlord.

### **Condition of the rented property**

The condition of the rented property and the inventory are added as an appendix to this contract and will be checked by the landlord at the end of the agreement.

The landlord is entitled to charge the tenant a fixed amount for cleaning the rented property.

### **Rental amount**

The rental amount is determined and accepted by making the reservation for the price stated on the invoice.

The tenant is requested to pay the deposit of € 250 within 7 days after reservation.

The remainder of the rent and the deposit must be paid 4 weeks before the start of the rental period. The rent includes 100 kW/h of electricity per week. Additional consumption will be deducted from the deposit at €0.27/kw/h

### **Deposit**

In order to comply with the general terms and conditions and to repair any damage, the tenant pays an amount of € 150 as a deposit. Which is made at the same time as the last payment. Refunds will be made within 7 days after the rental period has expired and there are no defects.

The total amount due is stated on the invoice,

The amount must be received on:

- deposit within 7 days after booking,
- remainder and deposit 4 weeks before arrival date.

The amount is transferred stating name and invoice number to account number:

IBAN: NL53 RABO 0354004190,

in the name of A.G.M. Spek e/o A. Spek van Dam,

BIC: RABONL2U

### **Terms and Conditions**

The rental takes place legally under the following general terms and conditions:

The tenant declares that he will personally occupy the rented property, that he will occupy it with due diligence and that he will maintain it properly. All devices are in operation. Repairs required as a result of damage caused by negligence or poor use of the rented property will be borne by the tenant. The tenant also ensures not to cause any nuisance in the neighborhood.

The rented property is rented furnished and is equipped with kitchen utensils, crockery, glasses, blankets and pillows as described in the attached inventory list. If necessary, the landlord or his representative is entitled to charge an amount for cleaning of the rented property upon the tenant's departure, as well as an amount for the value of objects, furniture or materials that have been broken, contaminated, destroyed or damaged and those objects that have been used during the rental differently than for which they were intended, the price of cleaning soiled blankets, compensation for any form of damage to curtains, wallpaper, ceilings, carpets, rugs, windows, beds, etc.

The tenant indicates that he is insured against the Legal Liability associated with rent (fire and water damage). If the tenant is not insured, he or she is liable for the costs of the damage and the interest on these costs. The landlord is obliged to insure the rented property and the tenant is obliged to warn the landlord within 24 hours in the event of damage to the building and the outbuildings or associated buildings.

The tenant may not refuse the landlord access to the rented property if the landlord or his representative so requests.

### **Cancellation policy**

The landlord and tenant agree to the following cancellation conditions:

- in case of cancellation up to 4 weeks before the arrival day: the deposit.
- within 4 weeks of the arrival day: the full rental amount.

## **Resolutive conditions**

In the event of failure to pay rent or in the event of failure to comply with any of the conditions of the contract and 8 days after an unsuccessful reminder, the landlord may terminate the rental contract with immediate effect.

These terms and conditions are agreed and accepted by both sides by making the booking on the date stated on the invoice.

The conditions can be requested free of charge at any time and will be provided when booking and with the invoice.