

Holiday Rental Agreement

Maison Les Terrasses · 121 Clos du Bourg · 47210 Dévillac, France · 4-star classified meublé de tourisme

This English text is a courtesy translation. The agreement is concluded in French and governed by French law; in the event of any discrepancy, the French version prevails.

1. The parties

THE OWNER	THE LEAD TENANT
Hervé GATÉ — sole trader 121 Clos du Bourg, 47210 Dévillac, France SIRET 890 223 092 00010 · APE 68.20A Not liable for VAT (art. 261 D, 4° French General Tax Code) Tel. +33 6 37 78 11 63 herve@villadordogne.com · villadordogne.fr	Full name: Address: Email: Telephone:

The lead tenant must be of full age. They are responsible for all occupants and for any visitors they allow onto the property.

2. The property

Classification	4-star meublé de tourisme — decision of 11 October 2023, file no. 04702047-08023-0059
Capacity	8 people maximum, including children and infants
Floor area	About 140 m ² — 4 bedrooms, 3 shower rooms, 2 separate WCs
Grounds	Private garden of about 2,500 m ²
Pool	Private 4 × 9 m pool, heated and open from June to September, secured by an automatic rigid cover
Comfort	Air conditioning throughout · fibre-optic WiFi · private parking
Pets	One pet accepted, to be declared when booking
Smoking	Smoking is not permitted inside the property
Accessibility	The property is not adapted for people with reduced mobility

The property is let for a temporary holiday stay. Subletting, assignment of the agreement, unauthorised parties or events, and exceeding the stated capacity are all prohibited.

3. The stay

ARRIVAL	DEPARTURE	LENGTH	OCCUPANTS
..... / / from 4 pm	 / / before 10 am	 nights	 adults children

Access to the property is by key safe, the code for which is sent before arrival. In July and August the minimum stay is seven nights; shorter stays are possible in June and September, on request.

4. Price and payment

TOTAL PRICE OF THE STAY	DEPOSIT (30%) ON BOOKING	BALANCE (70%) — NO LATER THAN 30 DAYS BEFORE ARRIVAL
..... €	 €	 € — / /

The price includes:

- full household linen — sheets, bath towels and pool towels — and beds made up on arrival;
- end-of-stay cleaning;
- water, electricity, gas and heating;
- fibre-optic WiFi;
- use of the heated pool, from June to September;
- the tourist tax.

The booking becomes firm from the booking confirmation and payment of the deposit. Before that confirmation, the tenant has been able to consult and download this agreement, the property description and the applicable schedules. By confirming the booking, the tenant accepts these documents in the version identified in the confirmation. The confirmation, agreement and schedules are sent to the tenant on a durable medium. The balance is due no later than thirty days before the arrival date; where a booking is made less than thirty days before arrival, the full price is paid at the time of booking. If payment is not received within the agreed period, the owner may re-let the property.

5. Security deposit

A security deposit of €500 is taken before arrival in the form of a card pre-authorisation. No amount is charged: the pre-authorisation is simply a hold, released automatically if it is not used.

The security deposit is not a payment towards the stay. It is released no later than seven days after departure, less any justified sums for damage, missing items, exceptional cleaning or unpaid amounts. Any deduction is explained in writing and supported by evidence.

6. Cancellation

Any cancellation must be sent by email to herve@villadordogne.com. The date the message is received is the date that counts.

DATE OF CANCELLATION BY THE TENANT	CONSEQUENCE
More than 30 days before arrival	Full refund of all sums paid
Between 14 and 30 days before arrival	50% of the total price of the stay remains payable
Less than 14 days, no-show, or early departure	The full price of the stay remains payable

If the property is re-let for all or part of the cancelled period, the corresponding sums are refunded to the tenant, less any costs incurred in arranging the re-letting.

If the owner cancels the stay, other than in cases of force majeure, all sums paid are refunded, unless the parties agree to postpone.

No right of withdrawal. Under article L. 221-28, 12° of the French Consumer Code, the statutory fourteen-day right of withdrawal does not apply to accommodation services supplied on a specified date or during a specified period. The cancellation and refund terms set out in clause 6 of this agreement remain applicable.

Taking out cancellation insurance is recommended. In exceptional circumstances, every situation is looked at sympathetically.

7. House rules

1. The property is for the sole use of the occupants named in the agreement, up to a maximum of 8 people.
2. One pet is accepted, provided it was declared at the time of booking.
3. Smoking is not permitted inside the property.
4. Parties, receptions and events are not permitted without the owner's written consent.
5. Tents, caravans and motorhomes are not permitted on the property without prior agreement.
6. Neighbours must be respected, particularly between 10 pm and 8 am.
7. Any breakage, fault, defect or damage must be reported without delay.
8. On departure: washing-up done, rubbish removed, fridge emptied and the house left tidy.

8. The pool

The private 4 × 9 m pool is heated and open from June to September. It is secured by an automatic rigid cover.

It is used under the responsibility and the active, continuous supervision of the adults accompanying any minors. The safety cover is in no way a substitute for that supervision. The tenant undertakes to observe the pool rules appended hereto.

9. Inventory and condition report

A condition report and an inventory are drawn up on arrival and on departure, jointly where possible. Anything found to be wrong on arrival must be reported in writing within 24 hours; failing that, the property is deemed to be in order.

The departure condition report, together with any photographs and supporting evidence, forms the basis of any deduction from the security deposit.

10. Insurance and liability

The tenant confirms that they hold public liability insurance covering holiday accommodation (garantie « villégiature »). Proof may be requested.

They are answerable for any damage caused by themselves, by the other occupants and by their visitors. The owner is not answerable for loss, theft or damage to the occupants' personal belongings, save for fault directly attributable to the owner.

11. Personal data

The data collected is used solely for the booking, for the running of the stay, and to meet the owner's legal and accounting obligations. It is neither sold on nor used for advertising. Full details of the processing and of how to exercise your rights are set out at villadordogne.fr/en/privacy/.

12. Mediation and governing law

In the event of a difficulty, the parties will first seek an amicable solution. Where a written complaint sent to the owner has not received a satisfactory reply, a consumer tenant may refer the matter free of charge to the consumer mediator:

Mediator	CM2C — Centre de la Médiation de la Consommation de Conciliateurs de justice
Address	49 rue de Ponthieu, 75008 Paris, France
Contact	www.cm2c.net • 01 89 47 00 14

This agreement is governed by French law, without depriving the consumer tenant of any mandatory provisions applicable to them.

13. Schedules

The following are appended to and form an integral part of this agreement: (1) the description of the property, (2) the inventory, (3) the house and pool rules, (4) the arrival and departure condition report.

THE OWNER	THE LEAD TENANT
Hervé GATÉ	Name:
Signed at Dévillac on / /	"Read and approved"
Signature:	Signature: