

Holiday rental contract « Les Jumelles »

Entre Bert Jagers
Johannes Baumanstrasse 1
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Swiss
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(Landlord)

Et «First_Name» «Family_name»
«Address»
Tel : «Phone»
E-mail : «email»

(Tenant)

the parties agree to the following contract :

1. Property :

- 1.1 The chalet «Chalet» is suitable for up to 8-9 people and consists of 1 living room with open kitchen, 4 bedrooms and 3 bathrooms.
- 1.2 Address : Route des Cézaires / 73550 Les Allues Coordonnées GPS : 45.436185, 6.552764
- 1.3 The living space of the property is approx. 145 sqm. The property is fully furnished and equipped.

2. Beginning and end of the rental:

- 2.1 The rental begins on «From_» at 4pm
- 2.2 The rental ends on «To» at 10 am

3. Rental price, deposit and cancellation policy :

- 3.1 **Rental price.** The rent is «rental_price» €. The rent includes electricity and water. The rent should be paid in full 2 weeks prior to the rental via bank transfer.
- 3.2 A handling fee of **100 euros**/chalet is required. This fee includes the preparation of the chalet and the contract fees.
- 3.3 **Reservation Fee :** An advanced Payment of 500 Eur is due before the reservation can be confirmed and this contract becomes valid. This Fee is part of the rental price, but none refundable in case of cancellation.

Account details Landlord : Bert Jagers

Banque: Postbank

SWIFT / BIC : POFICHBEXX

IBAN: CH67 0900 0000 9189 2271 7

- 3.4 **Deposit :** A security deposit of **500 euros** / chalet is due 2 weeks prior to the rental via bank transfer or in cash upon arrival. This deposit will be returned subject to the chalet having sustained no damage or loss during the rented period. The deposit will be returned by bank transfer within 2 weeks after the chalet has been inspected. The tenant is responsible for any damage or loss caused by accidents with fire or water and should be insured for those. The tenant must also be insured for any losses of personal items or jewellery by robbery. The security deposit will be used for any damage repairs, and broken or missing items. The tenant is still liable to pay the difference if the security deposit is not sufficient to pay for such damage or losses. Any damage or non-conformity noticed by the tenant on the day of arrival must be notified THAT SAME DAY to the owner.

The deposit will be returned no less than 7 days after departure if no anomalies are recorded.

Account details Tenant :

IBAN : «Bankdetails_Iban»

- 3.6 **Hiring of linen and towels:** Bed linen and bath towels can be rented at 20 euros per set/pp. A set consist of linen for the bed, 2 big towels, 2 small towels and a bath carpet. This needs to be paid in cash upon arrival.
- 3.7 A 'taxe de séjour' of 3,30 euros needs to be paid in cash at arrival for each adult and day of stay.

4. Use of the property:

- 4.1 Sub-letting or any other use of the property by a third party is not permitted. It is not allowed to occupy the chalet with more than 9 people.
- 4.2 Pets are not allowed..
- 4.3 The Chalet is non smoking.

5. Upkeep of the Property:

- 5.1 The renter must inform the landlord immediately of any damage which may occur to the property during the rental.
- 5.2 The renter is liable for any damage caused by his negligence, especially if the rooms are not properly aired, cleaned, heated or protected against frost.
- 5.3 The inventory must not be removed from the property.
- 5.4 The renters are kindly requested to respect the basic rules. No skis and boots inside the chalet and the proper use of dustbins and general cleanliness. The dustbins need to be empty before leaving the chalet.

6. Access to the Property by the Landlord:

- 6.1 The landlord and/or his agents can enter the property at any time if they have good reason and have informed the renter thereof.

7. Return of the Property at the end of the Tenancy:

- 7.1 At the end of the tenancy the property must be returned clean and in the same condition as at the beginning of the rental. The renter is liable for the costs of any cleaning which may be necessary.

8. Other:

- 8.1 The owner provides internet access and Wifi, but is not responsible for any technical disruptions or speed problems that might occur.

Read and approved,
Landlord

Bert Jagers

Read and approved,
Tenant, *also confirm that the general conditions are read and understood.*

«First_Name» «Family_name»

Price details :

Rental price : «rental_price» Euro
Towel and linen : «Towels_bedlinen_» * 2 * 10 Euro = «Towels_total»
Tax : «adults_18» * «days» * 3,3 = «Tax_total»
Handling fee : 100 Euro
Rental discount(1) «Incentive» %

(1)The rental discount is an incentive that will be returned as % of the rental price when the chalet is left clean and undamaged.

General Rental Conditions

1 – General Provisions

No change in the contract will be accepted without the written consent of both parties

2 – Use of premises

The owner will provide housing in conformity with the description he has provided and keep it in a condition fit for use . The tenant will occupy the property in a peaceful way and will make appropriate use of it according to its location. The premises are rented for use as temporary or holiday accommodation and can not be occupied after the rental period has passed. All professional or business usage is expressly forbidden. Upon his departure, the tenant agrees to leave the premises as clean as he found on his arrival. All repairs regardless of importance, necessitated by the negligence of the tenant during the rental period , will be charged to the tenant.

The property cannot be rented to third parties without the prior consent of the owner . Subletting is prohibited, even if no charge is made , under penalty of termination, with the owner having the right to retain the full amount of rent paid or due on the proper

The number of tenants may not exceed the maximum capacity indicated in the contract

4 – Condition of Property and inventor

The check of the condition of the property and the inventory of the furniture and fittings are made at the beginning and end of the stay by the owner or his agent and the tenant

5 – Termination conditions

All termination of this agreement need to be registered by mail..

a) Before the rental period :

In the event of cancellation by the tenant before entering the premises, the advanced payment is forfeited to the owner.

b) If the tenant does not arrive within 24 hours of the arrival date indicated on the contract:

- this contract is deemed to be cancelled and the owner can re-rent the property,
- the advanced payment is forfeited to the owner
- the owner has the right to demand payment of the balance (50%) due on the rental.
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c) In case of cancellation by the owner :

The tenant is reimbursed for the full payments already made.

6 – Interruption of stay

If the tenant provides a serious reason for an early termination, characteristic of force majeure unforeseeable , unavoidable and outside of the Tenant's control, which makes it impossible to continue the holiday rental , the contract is automatically terminated . The amount of rent already paid by the Tenant will be returned on a pro rata basis ie depending on how many days the chalet has been occupied.

In case of problems :

Véronique PRIGENT 06 12 901 991

Bert JAGERS +49 177 56 49 149