

# RENTAL CONTRACT

## BETWEEN

Mr and Mrs CASSAN Emmanuel and Christine (the lessors) residing at  
DOMAINE CHANTE-CÉVENNES  
224 - LE FROUZET / 34380 SAINT-MARTIN-DE-LONDRES  
Tel : 06 65 96 96 19 / E-mail : [chante-cevennes@proton.me](mailto:chante-cevennes@proton.me)

## AND

Civilité

First name

Last name

As tenant, residing at :

Address 1

Address 2

Zip code

City

Country

Phone

e-Mail

Number of adults

## 1 - DESIGNATION OF THE LEASED PREMISES

The rented premises are furnished and can accommodate a maximum of 2 or 3 people depending on accommodation.  
They are located at the following address :

DOMAINE CHANTE-CÉVENNES  
224 - LE FROUZET / 34380 SAINT-MARTIN-DE-LONDRES  
Tel : 06 65 96 96 19 / E-mail : [chante-cevennes@proton.me](mailto:chante-cevennes@proton.me)

### - Accommodation for rent -

Please select the desired accommodation:

- Nid des Pinsons : Type Studios on garden level, 25 m<sup>2</sup>, 2 rooms, WC, Bathroom (2 people max)
  - Nid des Mésanges : Type Studios on garden level, 25 m<sup>2</sup>, 2 rooms, WC, Bathroom (2 people max)
  - Nid des Tourterelles : Type F1 on garden level, 35 m<sup>2</sup>, 3 rooms, WC, Bathroom, Room (3 people max with supplement)
  - Chambre du Petit Duc : Room on garden level, 18 m<sup>2</sup>, 1 room, WC, Bathroom (2 people max)
- (List subject to change)

If the number of occupants exceeds that stipulated, the lessee undertakes to inform the lessor, who may charge a surcharge. The maximum number of people per apartment remains 2.

## 2 - RENT

The amount of the rent has been notified to you when you booked online, as well as the amount of the tourist tax.

### **3 - PAYMENT**

The reservation becomes effective once the tenant has accepted the present general rental conditions and has paid a deposit of 30% of the total rental amount.

The deposit is paid online via a secure credit card payment system using the PayPal platform.

With this payment, the reservation is immediately confirmed.

An e-mail confirming your booking will be sent to you as soon as possible.

The balance must be paid :

- Either online by credit card through the PayPal platform (a direct link will be sent to you) no later than 14 days before the date of arrival.

- Or on the day of arrival, in cash.

No keys will be issued without full payment.

### **4 - CANCELLATION CONDITIONS**

#### **- At the tenant's initiative -**

In the event of cancellation, the full rental amount is due.

However, if the cancellation is made more than 14 days before the arrival date, only the deposit will be due.

In the event of early interruption of the stay by the tenant, and if the owner is not held responsible, no refund will be made.

Some bookings from partner websites may have different cancellation conditions. Please refer to your confirmation e-mail for bookings from partners.

#### **- On the initiative of Chante-Cevennes -**

All sums paid will be refunded.

### **5 - SECURITY DEPOSIT**

A cheque (not cashed) for 15% of the total rent will be requested on arrival as a security deposit.

It will be returned to you on departure subject to the good condition of your accommodation.

### **6 - LENGTH OF STAY**

The duration of your stay is determined when you book online.

#### **- Arrival and departure -**

Arrivals are between 4pm and 7pm.

When you make your reservation, we will ask you to specify your arrival time so that we can welcome you in the best possible conditions. If you are going to be late, please let us know by telephone so that we can make the necessary arrangements.

Departures are between 8:00 and 10:00.

We will meet you on site at the time you have given us, for the inventory of fixtures and the return of the keys.

Under no circumstances will the tenant be able to claim any right to remain in the premises at the end of the period initially agreed.

### **7 - SITUATION AND INVENTORIES**

A full inventory of the contents and condition of each accommodation is made between each customer.

It is the tenant's responsibility to check the contents and report any anomalies, missing items or damage within 24 hours of arrival. If no comments are made within this period, the tenant will be presumed to have received the rented premises in good condition and must return them as they are, unless proven otherwise (art 1731 of the French Civil Code).

### **8 - INSURANCE**

Tenants are responsible for all damage caused by their own actions, and must be covered by a holiday insurance policy for rental risks (theft, fire, water damage). They must therefore check whether their main home insurance policy includes a holiday rental extension, and send proof of this to the owner on request.

## **9 - GENERAL PROVISIONS**

### **- Cleaning -**

Hygiene being an absolute requirement, cleaning is compulsory between two guests. This service, billed at €30, is included in the payment or, if paid in cash, must be paid for on the day of arrival.

Because of Covid-19 and to ensure impeccable hygiene, we systematically disinfect sensitive areas of the gîte between each tenant, in addition to the usual cleaning.

Dishes and kitchen utensils must be left clean and stored in the cupboards. Please leave the gîte as clean as you found it.

### **- Internet access**

A Wi-Fi connection is available free of charge. The tenant undertakes to use this access in compliance with the laws in force. The owner cannot be held responsible for fluctuating bandwidth.

### **- Parking -**

A private parking lot is reserved for tenants in front of the accommodation.

### **- Pets -**

Pets are not allowed.

They are incompatible with the cats, chickens, hedgehogs, foxes, deer and other hares that inhabit the estate.

### **- Accommodation is strictly non-smoking.**

Ashtrays are available exclusively in outdoor areas.

Very sensitive Mediterranean forest - Prefectural fire ban all year round.

### **- Tourist Tax -**

Tourist tax is not included in our rates. A complementary invoice will be made on the basis of the tariff in force applied by the commune of SAINT-MARTIN-DE-LONDRES. Updated annually.

### **- The swimming pool -**

The estate swimming pool is open from May to October (weather permitting).

Sun oils and creams should be kept to a minimum to preserve water quality.

Access to the pool is reserved for guests and strictly forbidden to all outsiders.

Oils and sun creams should be kept to a minimum to preserve water quality.

Shoes are not permitted inside the pool.

The lessor cannot under any circumstances be held responsible for accidents that may occur on or off the property. The lessee is responsible for his or her own personal insurance.

### **- Household linen -**

Linen provided or rented to tenants must remain inside the accommodation.

The use of towels provided is not permitted around the swimming pool, nor for any use outside the accommodation.

### **- Water/electricity consumption -**

In the interests of the environment, the tenant undertakes to use water and electricity sparingly. Excessive consumption during the stay may result in an additional charge of €30 for water and/or electricity.

### **- Materials and equipment -**

The use of the materials and equipment made available to the tenant (free of charge or for hire) remains the sole responsibility of the tenant, who declares that he/she has "civil liability" insurance covering all incidents or damage that may occur during the use of these materials and equipment. The tenant waives the right to hold the owners of the Domaine Chante-Cevennes liable in any way whatsoever. He/she may not hold the owner liable for any personal injury or material damage caused to third parties or to him/herself.

### **- Special requirements -**

Children under 16 are not allowed in our gîtes (Adult Only).

The practice of any profession is forbidden on the estate.

The tenant acknowledges that the premises are rented as a temporary residence only.

Sub-letting of the premises is forbidden

The tenant agrees not to cause any neighborhood disturbance

The tenant agrees not to modify the premises or the layout of the furniture in any way.

**- Use of premises -**

The accommodation is made available to the tenant in a perfect state of repair and in accordance with the description provided. The tenant will use the property as a "good father of the family". He will enjoy the rental in a peaceful manner and make good use of it, in accordance with the destination of the premises.

On departure, the tenant undertakes to leave the furnished accommodation in a clean and tidy condition: garbage cans emptied, crockery clean and tidy, plancha cleaned (inside/outside).

The tenant agrees to respect the following rules:

To use the premises as a temporary residence, and for private purposes during his tourist or professional stay.

To ensure that the premises are occupied by the signatory of the contract and those accompanying him/her, without ever exceeding the stated capacity. Under no circumstances may the rental be used by third parties.

Do nothing to disturb the peace and quiet of the neighborhood. In the event of a nuisance complaint, the tenant alone will be held liable.

Comply with all current regulations, by-laws and ordinances, particularly with regard to hygiene, safety, roads, police, public health and public peace.

**- Parties or any other "events" are not allowed -.**

We're located on the edge of a small village of around a hundred souls, lost among the trees. Despite the size of the estate, the noises of everyday life and neighborhood noise must be taken into account.

Chickens, roosters, the occasional bark, the sound of children playing, rare vehicles, the yelping of foxes at dusk, the roaming of wild boar on neighboring land, the barking of deer.

The Chante-Cévennes estate takes its name (and its magic) from the many birds that live and nest there, as well as the cicadas and crickets. The apartments are perfectly insulated, so it's easy to get away from it all.

Mosquitoes are present in summer, but in much smaller numbers than on the plains. A simple lotion is enough to keep them away.

---

**- The signature of this contract implies its acceptance in all respects -**

*No modifications (erasures, overwriting, etc.) will be accepted on the document.*

Published in 2 copies on

Signatures :

THE TENANT :

THE LESSOR :

(precede each signature with the words "Read and approved, good for agreement" and initial each sheet with your initials)