

“LE PRÉ SAINTE-ANNE” COTTAGE RENTAL CONTRACT



Gîte du Pré Sainte-Anne

Christine Levasseur-Siroy
2 Route d'Hyberville
76730 Thil-Manneville
FRANCE

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Dear Sir, dear Madam,

We are pleased to offer you this contract for the rental of the
“Le Pré Sainte-Anne” cottage for the period from __/__/__ to __/__/__.

Tenants :

M^r, M^{rs}, M^s _____

Address :

Post code : _____ Town/City : _____

Country : _____

Landline number : _____

Mobile number : _____

Email : _____

Persons staying at the cottage : _____ including _____ adults and _____ child(ren)

Pet(s) : _____ type of animal(s) _____

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Rental period :

Arrival on __/__/__, from 5 p.m

Departure on __/__/__, before 10 a.m

Rental price : €__

This price is inclusive of all charges.

Security deposit or deposit against damages: €350 payable on arrival and returned at the end of the stay if no damage is recorded.

The amount of your stay inclusive of charges is €__ + €350 reimbursable deposit against damages, not including tourist tax.

Tourist tax for the municipality in addition: €0.85 per adult and per night.

The rental price above includes, for the entire duration of the rental period, the payment of rental costs and the available services listed hereafter :

Services included in the rental price :

- Linen provided and beds made on arrival
- Towels and tea towels provided
- Cleaning included
- Welcome basket
- Water, gas and electricity charges included
- Wood for heating (equivalent of 2 wheelbarrows)
- Basic products
- Private car park for up to 5-6 vehicles
- Internet access via WI-FI

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Payment terms :

25% deposit (i.e. €__) payable upon signature of the contract by cheque or bank transfer to M^{rs} Christine SIROY.

The balance (i.e. €__) and the security deposit (€350) are payable by cheque or cash to the owner on the day of your arrival.

The owner will provide the tenant with a receipt for each payment made.

Owner's bank details :

Payee: [REDACTED]
Bank: [REDACTED]
Bank code: [REDACTED]
Sort code: [REDACTED]
Account number: [REDACTED]
RIB key: [REDACTED]
IBAN: [REDACTED]
BIC code: [REDACTED]

Owner's address :

Christine Levasseur-Siroy
2 Route d'Hyberville
76730 Thil-Manneville
FRANCE

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Brief description of the “Le Pré Sainte Anne” cottage

Address :

Gîte du Pré Sainte-Anne
Chemin de la Scie
76550 Offranville
FRANCE

Presentation :

Le Pré Sainte-Anne is a half-timbered cottage with a surface area of roughly 140 square metres made of bricks, sandstone and flint on around 7000 square metres of land alongside a river (the Scie), located between the municipalities of Sauqueville and Offranville.

Features :

- capacity : 9 persons and 1 baby
- level of comfort : very good
- baby equipment available : cot, changing table /baby bath, high chair, toys
- pets : not accepted except with prior consent
- smokers : not accepted except with prior consent
- access : access to the front door difficult for persons with reduced mobility

Cottage features :

Exterior : enclosed grounds along the river Scie of a total surface area of around 7000 square metres with independent access, private car park, grassy area, orchard, shed, farm buildings, lawns, garden with trees and outdoor facilities

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Ground floor : entrance and hallway with access to the upper floor, large living-dining room, separate kitchen, ‘Ciel Normand’ room, bathroom and separate toilet

First floor : three bedrooms with sloping ceilings (‘Fleur de Lin’, ‘Rose Trémière’ and ‘Jonquille’), two bathrooms, a corridor and a small games area in an alcove for children

Kitchen facilities :

- Gas/electric cooker with 3 gas rings, electric hob and oven
- Fridge-freezer
- Dishwasher
- Microwave oven
- Electric coffee maker
- Kettle
- Toaster
- Raclette grill
- Pots and pans
- Dishes for 10 people
- Environmentally-friendly household products
- Basic grocery items and food
- Tea towels and wipes

Also available: iron and ironing board, cleaning materials, Hoover/vacuum cleaner

Description of the bedrooms :

‘Fleur de Lin’ bedroom

- 2 single beds 200 x 80 cm
- 1 single bed 190 x 100 cm
- storage: double wardrobe
- private bathroom with shower, sink and toilet
- balcony

‘Ciel Normand’ bedroom

- 1 double bed 200 x 170 cm
- storage: triple wardrobe
- separate bathroom with shower, sink, washing machine, baby bath and changing table
- separate toilet

‘Jonquille’ bedroom

- 1 double bed 200 x 140 cm
- cot in a separate alcove
- storage: double wardrobe
- private bathroom with bath, sink and toilet

‘Rose Trémière’ bedroom

- 1 double bed 200 x 140 cm
- storage: double wardrobe

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Hallway/Living room/Dining room :

- A selection of family books, CDs and DVDs
- A selection of books and tourist brochures on Dieppe and Normandy
- Local produce on sale
- Dining area with sideboard, cupboard, farm-style table, chairs, crockery, tablecloth and napkins for 10 people
- Living area with sofa, armchairs, flat-screen TV, mini stereo with Bluetooth, DVD player, Wii console and a selection of card games and board games
- Baby grand piano, bookshelves with literary classics
- Fireplace with wood provided

Extérieurs :

- Independent access with a private car park with room for five to six vehicles
- Enclosed garden with trees of around 3500 square metres on the edge of the river
- Adjoining pergola with garden furniture (table, chairs and sofas)
- Lawn with garden furniture (loungers and outdoor games)
- Wooden terrace with barbecue and picnic table
- Little wooden house with games for children
- Games and outdoor equipment for adults and children
- Orchard and grassy area
- Shed and farm buildings (no access for tenants)

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Recommendations

- Please respect our neighbours.
- Please separate waste in accordance with the rules in force in the municipality.
- Please do not throw sanitary towels, cotton buds or any inappropriate items in the toilets.
- Please do not move the piano or place on it glasses or any item which may leave a trace or damage it.
- As household waste is collected every Thursday morning, the owner reserves the right to come and empty the bin storage area on Wednesday evenings where necessary.
- The tenants and persons accompanying them are fully responsible for access to the river, particularly for children.
- For safety reasons, access to the shed and farm buildings is not recommended.
- The owner reserves the right to request of the tenant an amount deducted from the security deposit in the event of excessive consumption of water, gas or electricity by the tenant (recorded after reading the meters).

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General terms and conditions of rental

Article 1. Type of rental :

This contract is agreed with the tenant for tourism purposes and is seasonal in nature.

Article 2. Duration of stay :

This contract is signed for an agreed period of time. The signatory tenant may under no circumstances invoke any right to remain in the premises at the end of the stay.

Article 3. Signature of the contract :

The booking is final when the tenant sends the owner a deposit of 25% of the total rental amount and a copy of the contract signed prior to the date stated. A second copy is to be kept by the tenant. The rental agreed between the parties to this contract may under no circumstances be extended to third parties, natural or legal persons, without the written consent of the owner.

Article 4. Cancellation by the tenant :

The owner must be notified of any cancellations by registered letter.

a) Cancellation prior to arrival at the property: the deposit is retained by the owner.

The owner may claim the balance of the rental price if the cancellation is made less than thirty (30) days prior to the scheduled date of arrival at the cottage.

If the tenant does not arrive within twenty-four (24) hours of the agreed arrival date stated on the contract, this contract becomes null and void and the owner can freely have the property at her disposal. The deposit is also retained by the owner who will claim the balance of the rental price.

b) If the stay is cut short, the rental price remains payable to the owner. No reimbursement or deduction to the rental price will be granted.

Article 5. Cancellation by the owner :

The owner will reimburse the tenant double the amount of the deposit cashed.

Article 6. Arrival :

The tenant must arrive on the agreed date and at the time stated on this contract. In the event of a late or postponed arrival, the tenant must notify the owner.

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Article 7. Payment of the balance :

The balance of the rental price is payable upon arrival at the cottage.

Article 8. Inspection of the cottage :

An inspection is conducted jointly and signed by the tenant and the owner or her representative upon arrival at and departure from the cottage. This inspection is the only reference in the event of a dispute concerning the condition of the cottage.

The state of cleanliness of the cottage upon the tenant's arrival must be noted in the inspection report. It is the tenant's responsibility to clean the cottage during the rental period and prior to departure.

Article 9. Security deposit or deposit against damages :

Upon the tenant's arrival, a security deposit of €350 is requested by the owner. Upon departure, a joint inspection of the property is conducted and the deposit is returned, minus the cost of returning the property to its original condition if any damage is recorded.

In the event of an early departure (prior to the time stated on the information sheet), which would prevent the joint inspection of the property on the day of the tenant's departure, the security deposit is sent by the owner to the tenant within one week, minus the cost of returning the property to its original condition if any damage is recorded.

Article 10. Use of the property :

The tenant must respect the peaceful nature of the property and use it in accordance with its purpose.

Article 11. Capacity :

This contract is agreed for a maximum capacity of nine persons and one baby. If the number of tenants exceeds this capacity, the owner may refuse to accept additional persons.

Article 12. Insurance :

The tenant is liable for any damage caused by themselves. Tenants are requested to take out holiday insurance coverage for these different risks.

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Article 13. Litigation :

The owner must be notified of any claim arising from the inspection report or the descriptions of the cottage within forty-eight (48) hours of the arrival at the property. Any other complaint concerning the stay must be sent as soon as possible by letter to the owner, who will strive to reach an amicable agreement.

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This contract will enter into force upon receipt of the following by email or at the owner's address **by** __/__/__ :

- a copy of this document initialled on each page, dated and signed (the second copy is to be kept by the tenant)
- the aforementioned deposit

After this date, this proposal will be cancelled, leaving the owner the right to use the cottage as she so wishes.

I, the undersigned, M^r, M^{rs}, M^s _____ hereby agree with the terms of this contract, and have read the description of the cottage and the general terms and conditions of this contract.

For the owner,
Executed in Thil-Manneville,
on __/__/__
Christine Levasseur-Siroy

For the tenant,
Executed in ,
on __/__/__
(signature preceded by the handwritten statement “lu et approuvé” (read and approved), each page initialled)