



PARTIES TO THE AGREEMENT

Between the undersigned:

Name: Mr & Mrs Cadiou Xavier and Nathalie
Address: 4 rue Paulin de Freminville - 35740 Pace - France
Mobile: 07.84.09.89.31 / 06.81.26.64.15
E-Mail: xavier.cadiou@wanadoo.fr

hereinafter referred to as the Landlord, on the one part,
and:

Mr / Mrs

Address

City

Country

Mobile (important)

Email

hereinafter referred to as the Tenant, on the other part,

SUBJECT OF THE RENTAL

It has been agreed that a seasonal rental shall take place for the period from / /202 to: / /202

Number of persons:

Children: Yes ☐ No ☐ Number and age (to better serve you)

Baby: Yes ☐ No ☐ Number and age (to better serve you)

Pet: Yes ☐ No ☐ Number: ()

Address of the rental property: 194 rue de la baie – Roscoff, France

Maximum rental duration: 90 consecutive days, non-renewable (French Tourism Code)

FINANCIAL CONDITIONS

Rental amount: EUR all charges included, excluding the charges mentioned below.

A deposit of 25% is to be paid by the Tenant: EUR - The reservation is confirmed upon receipt of this amount (a cheque by post made payable to Mr Cadiou - or a bank transfer).

The balance of € and the security deposit of 300 EUR must be paid by bank transfer in the month prior to your arrival. The security deposit will be returned by post within 7 days after departure. Deductions may be made for any damage or deterioration caused during the stay.

Done in Roscoff, on / 202.....

The Landlor

The Tenant (preceded by 'read and approved')

GENERAL CONDITIONS

a) This rental is made under the ordinary and legal conditions applicable in such matters, and in particular those set out below, which the Tenant undertakes to comply with, under penalty of all damages and even termination of this agreement, if the agent sees fit, and without being able to claim a reduction in rent.

- Check-in time: **Saturday afternoon from 4:00 PM**
- Check-out time: **Saturday morning by 10:00 AM (early departure possible before this time)**

b) It is agreed that in the event of cancellation:

- by the Tenant - more than one month before the rental start date: the Tenant forfeits the deposit paid,
- by the Tenant - less than one month before the rental start date: the Tenant shall pay the difference between the deposit and the equivalent of the total rent, as a penalty clause.
- by the Landlord - within seven days of cancellation: the Landlord must pay the Tenant double the amount of the deposit.

c) The Tenant is obliged to occupy the premises personally, to use them as a responsible person and to maintain them. All installations are in working order and any complaint regarding them arising more than 24 hours after taking possession of the property cannot be accepted. Repairs made necessary by negligence or poor maintenance during the rental period shall be at the Tenant's expense. The Tenant must ensure that the peace and quiet of the neighbourhood is not disturbed by the Tenant or their family.

d) The premises are rented furnished with kitchen equipment, crockery, glassware, blankets, sheets and pillows, as described in the attached inventory. If applicable, the owner or their representative shall be entitled to claim from the Tenant upon departure: the cost of cleaning the rented premises (set at a flat rate of 70 Euros), the full replacement value of any broken, cracked, chipped or damaged objects, furniture or equipment, and those showing abnormal wear for the duration of the rental, the cost of cleaning soiled blankets, and compensation for damage of any kind to curtains, wallpaper, ceilings, carpets, flooring, windows, bedding, etc. ...

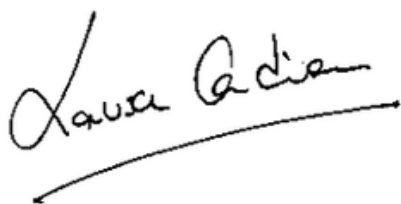
e) The Landlord undertakes to insure the property against rental risks on behalf of the Tenant, the latter being obliged to notify the Landlord within 24 hours of any accident occurring in the property, its outbuildings or accessories.

f) The security deposit must be paid by cheque, cash or bank transfer. It will be returned within 7 days after the Tenant's departure, except in the event of deductions.

g) The Tenant may not object to the visit of the premises when the owner or their representative makes the request.

The Landlord

The Tenant



PROPERTY DESCRIPTION

Address of the property	194 rue de la baie – Roscoff, France
Type of rental	House
Living area	147 m ²
Aspect	South-facing

Facilities:

Sleeping arrangements:

- 3 Bedrooms + 3 bathrooms: 2 single beds + 2 double beds, 1 baby cot

Lounge / Living room:

- Sofa & armchairs, coffee table, dining table, Smart TV (Canal+ and Bein Sport), fireplace

Fully equipped kitchen

- Dishwasher, microwave, conventional oven, electric hob, kitchen table, all utensils needed for cooking shellfish

Miscellaneous:

- Washing machine, tumble dryer, BBQ, bathtub, garden furniture, sun loungers, deck chairs, terrace, parasol, bay windows (electric shutters), comics and various novels, board games, rakes for shellfish gathering (plenty of cockles in the bay), firewood, garage, bicycles, stand-up paddle and kayak.

CHARGES

Electricity	Free
Water	Free of charge
Heating	Free of charge
Sheets & Towels	Provided
Cleaning	70 EUR (if not done by tenant)
Pets	3 EUR / day / animal
Bicycles	Provided free of charge - we ask that you take care of them... (e.g. do not ride on the beach / in sea water).