

RENTAL AGREEMENT

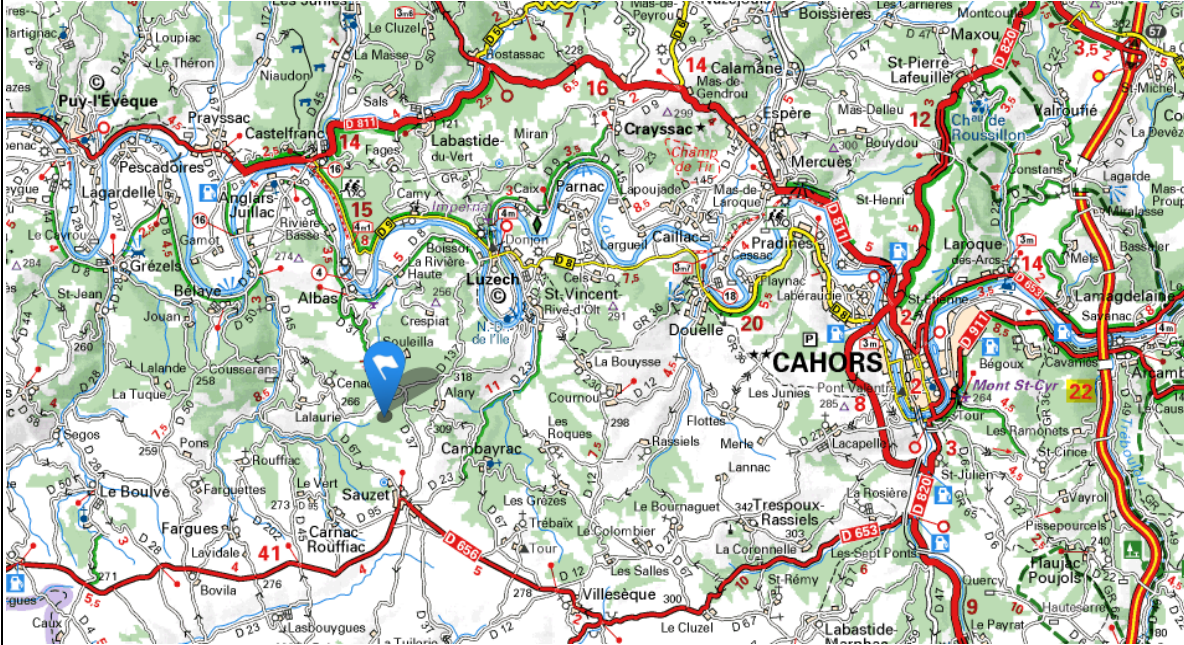
Les Hauts d'Albas (SARL les Hauts d'Albas)

SIRET : 534 149 067 00017 TVA Intracom : FR355 3414 9067

Adress : Lieu-dit Bos del Pech – 46140 ALBAS

Tel: 06 83 80 14 44 / 06 72 89 30 61

Open all year round. Located in natural surroundings at 6 km from the Lot river , 2.8 km from the village of Sauzet (grocery), 21km from the railway station of Cahors.



Free access to the 2 pools (Outside 20mx5m heated April to October, Inside 6.5x3.5m heated all year round) , common room (billiards, books, games), pétanque court , multi-sports ground (badminton/volleyball/mini-soccer).

Email : contact@les-hautsdalbas.com

Website: <http://www.les-hautsdalbas.com>

Sir, Madam,

We are pleased to offer you the Rental Agreement of a high-end yurt (HLL type, "light leisure dwelling")

Tenant :

Mr, Mrs:

Adress:

Zip code:

Town:

Country:

Home number:..... Cell number:

Number of people:

Adults:.....

Children:.....

Occupancy dates (hand over of the keys from 16h to 19h – Departure between 7h and 10h) :

From : after 16 h 00

To : before 10 h 00.

Total booking price: Euros

That price is inclusive of all charges. Bed sheets, duvets, towels, pillows are provided and included in the rental price. Additional Tourist Tax to the town (0,60 Euros per adult and per day).

Optional final house cleaning fee: 50 € payable on arrival.

Security deposit or guarantee: 500 Euros payable on arrival.

The balance will be paid by credit card or by cash upon arrival, as well as the Tourist Tax, the optional final house cleaning fee and the security deposit.

The rates of the proposed options (breakfast, dinner, pool towel hire or bathrobe, etc.) are shown on our website.

Quick description of the high-end yurt

The yurt is located on our property, Lieu dit Bos del Pech – 46140 ALBAS, within a "village" of 10 yurts created in June 2012.

Capacity: 2-6 people

The high-end yurt is a lodging of about 56 sqm located in the undergrowth on the Bos del Pech. It is made of solid Douglas pine and insulated canvas. It features 2 bedrooms, a bathroom, separate toilet, a living room, a kitchen, a mezzanine and a private terrace of 25m². See the detailed plan and inventory on our website.

- 56 m² living space,
- 8,40 m diameter et 4,20 m under translucent dome to admire the stars,
- 2 bedrooms with glass door. One with a 160 x 200 double bed. Second one with 3 single beds (2 bunk beds + 1, giving twin option for a 160 x 190 double bed),
- Bathroom with shower and double washbasin
- Separate toilet
- Fully equipped kitchen with induction stove-top, fridge-freezer, dishwasher, microwave, Nespresso coffee machine, electric kettle and coffeemaker. Table 6 people
- Living room with coffee table and 2 French windows opening on the private terrace
- Mezzanine with sofa (convertible in double bed 140x200) and 82cm LCD screen TV
- Private wooden terrace with table, 6 chairs and a sundeck
- Heating and air conditioning (heat pump), high-performance insulation
- TV TNT, ADSL + 3G & dock iPhone

Also provided: Sheets, duvet covers and towels. Pool towels are not provided.

INVENTORY

KITCHEN		LIVING ROOM	TERRACE	CLEANING KIT
1 toaster	1 bread board + knife	1 table seating 6 - 4 chairs	2 garden tables	1 sprayer
1 kettle	1 tray	1 coffee table - 4 pouffes	6 garden chairs	1 dustpan & brush
1 coffe machine	6 table mats	1 convertible sofa	1 deck chair	1 broom, 1 mop
1 espresso machine	2 trivets	1 flat screen TV 80 cm	1 parasol	dishcloth
1 teapot	1 tea towel	2 small tables		1 washing line
1 citrus press	2 bins, 1 BR	light fittings		
1 set of 6 soup plates, dinner plates, dessert plates	1 ashtray			
1 set of 6 forks, knives, soup spoons, coffee spoons	5 plastic hangers			
1 salad servers	7 wooden hangers			
8 water glasses, 6 wine glasses				
6 bowls				
6 ramekins				
6 coffee glasses, 4 Mugs				
1 non-stick stewpot				
1 big saucepan				
1 medium saucepan				
1 lid				
2 stackable salad bowls				
1 tart mould				
1 set of 2 microwave boxes				
1 whisk				
1 Chef's knife				
1 carving knife				
1 chopping board				
1 can opener				
1 potato peeler				
1 pair of scissors				
1 corkscrew				
1 ice cream scoop				
2 non-stick spatulas				
1 wooden spatula				
1 measuring jug				
1 water carafe 1L				
1 colander				
1 salad spinner				
1 microwave cover				
1 bread basket				

NAME :

DEPOSIT RECEIVED :

The :

DEPOSIT RETURNED :

The :

Signature :

General Rental Conditions

Article 1 - This agreement is granted to the tenant on a touristic basis and is seasonal.

Article 2 - Length of stay: The tenant signatory to this contract concluded for a fixed period shall under no circumstances claim any right to maintain occupancy at the end of the stay.

Article 3 - Conclusion of the contract: The reservation becomes effective when the tenant has sent the owner a deposit of 50% of the total rental amount and a copy of the contract signed before the date indicated. A second copy is kept by the tenant.

The hiring concluded between the parties hereto shall in no way benefit to third parties, natural or legal persons without written agreement of the owner.

Article 4 - Cancellation by the tenant: Any cancellation must be notified by letter or by email at Les Hauts d'Albas.

In case you need to cancel your stay and if you give us at least a two weeks' notice, your down payment will be refunded (deducted from Bank transfer fee).

In the event of your notifying us with less than two weeks, no deposit will be refunded (Remember that you can take out insurance to cover this risk).

Article 5 - Les Hauts d'Albas reserve the right to cancel holidays in case of extreme conditions: extreme climatic events, terrorism or war. In these cases, a full refund will be returned. Les Hauts d'Albas will not pay compensation for any loss, including the consequences of the loss of residence due to its cancellation.

- No show: in case the customer does not show up 24 hrs after the start date set for the stay, the contract will be void and Les Hauts d'Albas may dispose of the accommodation. The down payment shall be retained by Les Hauts d'Albas who will request payment of the balance of the accommodation price.

- Shortened stay: in case of shortened stay, the full rental price is due and shall be retained by Les Hauts d'Albas.

- Change in the number of people: except prior written agreement by Les Hauts d'Albas, no reduction of the amount of residents versus that specified in the contract may result in a reduction of the rental price initially determined.

Article 6 - Arrival: The tenant must present himself the specified day and time stated on this contract. In case of late or postponed arrival, the tenant must notify the landlord.

Article 7 - Balance payment: The rental balance shall be paid at the entrance to the premises.

Article 8 - Inventory: An inventory is drawn up and signed by the tenant and the owner or his representative on arrival and departure of the lodging. This inventory is the only reference in the event of a litigation concerning the inventory of fixtures.

The state of cleanliness of the lodging will be established in the inventory upon arrival of the tenant.

Cleaning of the premises is the responsibility of the tenant during the rental period and before his departure.

Article 9 - Security deposit or guarantee: Upon arrival of the tenant, a security deposit whose amount is 500 euros is requested by the owner. After the contradictory establishment of the inventory of fixtures, the deposit is returned, less the cost of rehabilitation of places if degradations were noted.

In case of early departure (before the time mentioned in the description) preventing the establishment of the inventory of fixtures on the day of departure of the tenant, the deposit is returned by the owner within a period not exceeding not a week, less the cost of rehabilitation of places if degradations were noted.

Article 10 - Use of premises: The tenant must ensure the peaceful character of the tenancy and make use of it accordance with the purpose of the places.

Article 11 - Capacity: The present contract is established for a maximum capacity of 6 persons. If the number of tenants exceeds the accommodation capacity, the owner can refuse the additional people.

Article 12 – Pets are not accepted.

Article 13 - Ban on smoking in the yurts and public places.

Article 14 - Insurance: The tenant is responsible for all damages caused by him. He is advised to take out an insurance policy, holiday type for these various risks (Liability insurance).

Article 15 - Payment of extras: they will be paid at the end of the stay to the owners.

Article 16 - Litigation: Any claim relating to the inventory of fixtures and descriptive statement when renting must be handed to the owner within 48 hours after entering the premises.

A copy of this contract initialed on each page, dated and signed must be sent by post or email no later than three days before arrival on site (the second copy is to be kept by the tenant)

I, the undersigned Mr Mrs declare to agree to the terms of the agreement, having read the description of the lodging and the general conditions of this contract.

Done at Albas on SARL Les Hauts d'Albas

Down payment received: €

For the tenant, done aton

(Signature preceded by the handwritten mention "Read and approved". Initial each page)