

GENERAL TERMS AND CONDITIONS

RESERVATION

The reservation is considered as confirmed upon payment of a deposit of 25% of the total rental amount and the reception of the rental contract signed by the tenant.

DURATION

The present rental contract is for a fixed duration which starts and finishes irrevocably on the days and hours indicated in the contract details above. This cannot be extended without prior agreement from the agency which the tenant must then accept.

The tenant declares that he does not and will not seek to carry out any professional activity in the rental property and that the property concerned by the current contract will only be rented as a provisional residence. The rental contract cannot be agreed outside of these conditions.

PRICE

The rental price outlined in the contract details above is accepted by the tenant. The tenant, having paid a deposit towards the rental price, confirms that he will take possession of the property on the date outlined in the current contract and will, upon key collection, pay the balance of the agreed rental amount and any additional bills. In the event that these conditions are not met, the agency will be within his right to rent the property to another party. However, the tenant will be held to pay the balance of the rental amount. If the agency manages to rent the property to another party, only a compensatory amount representing damages to the owner and the agency commission will be charged to the defaulting tenant.

WELCOME AND KEY COLLECTION

The tenant must arrive during the days and opening hours of the agency. In the event of arrival outside of these times, the tenant must agree this with the agency. 3 days before his departure, the tenant must make an appointment for the end of contract formalities which can only be carried out during working hours. The tenant may not vacate the rental property after the agreed time and date, and the departure must, in all cases, be before 10am. If the tenant vacates the rental property before the agreed departure date, he is not due any reimbursement for the period for which he chose not to use the property.

SECURITY DEPOSIT

The tenant must leave at the agency, before taking possession of the rental property, a security deposit, to cover any possible damages that may be caused to furnishings in the rental property, to cover any bills or services due. This security deposit, cannot in any case be considered as an advance on payment of the rent and is not subject to payment of any interest. The security deposit will be returned to the tenant in person or it will be returned within 2 months, except security deposits paid by bank or credit card which will be destroyed in person at the agency. **If the security deposit proves to be insufficient, the tenant hereby agrees to pay any additional amount due.**

TENANT RESPONSIBILITIES & OBLIGATIONS

The tenant agrees to take possession of the rental property in the state in which it is found on the day of key collection and as described in the current contract.

Fixtures, fittings and furnishings should not be subject to any wear and tear other than that of normal use for which they were designed and the tenant is forbidden to remove any items from the rental property. Any items missing or unuseable at the end of the rental contract, due to non-normal use, must be paid for or replaced by the tenant in agreement with the agency. This clause is also applicable to wallpaper, curtains/drapes, mattresses and items in the building in general.

The tenant must abstain completely from throwing into washbasins, baths, sinks, WCs etc any object which may cause blockages, otherwise he will be subject to the cost of any necessary repairs.

Under penalty of contract termination, the tenant may, **UNDER NO CIRCUMSTANCES**, sublet or transfer his rights agreed in the current contract without the express consent of the agency. The rental property is destined for private habitation and he may not under any circumstances remove or store any furnishings. The installation of tents and parking caravans on the land owned by the rental property is strictly forbidden.

The rental property outlined in the current contract may under no circumstances be occupied by a number of people exceeding that outlined in the current contract, without prior agreement from the agency.

The tenant must allow any urgent building works and repairs to be carried out to the rental property that are necessary to the upkeep of the rental property and any of its fixtures and fittings.

Pets or animals are not allowed in the rental property without the prior agreement of the agency.

In the case of a rental in an apartment block, the tenants must conform with any rules and regulations of the building, of which they agree to make themselves aware of.

In the event that the tenant renews the rental contract, with or without a break, commission must be paid to the agency for any additional rental periods in accordance with its fees.

The tenant must, within 3 days of taking possession of the property, inform the agency of any anomaly. After this period, the rental property will be considered as being exempt from any damage on the date of possession.

TERMINATION

If the tenant defaults on payment according to the terms agreed with the agency or the inexecution of one of the clauses outlined in the current contract, and 8 days following formal notice being ignored by the tenant, the agency has the right to terminate immediately the current contract and the tenant must vacate the rental property upon injunction/judicial order.

FREEDOM OF INFORMATION

In accordance with the law of 6th January 1978, the tenant has the right to access, make corrections to any informations via the agency : the modalities for implementation will be agreed between parties.