



La Maison Bocaine
Lease/Rent Agreement

Landlord:
Mrs. Belmonte
La Maison Bocaine
14260 Campandré-Valcongrain, France
(+33) 6 87 09 59 02/ (+33) 975 726 187
maison-bocaine@wanadoo.fr

Tenant:
Name:
Address:
.....
Phone:
Email:

The Landlord and Tenant agree to lease the residence located at La Maison Bocaine in Campandré-Valcongrain in accordance with the terms stated below.

Terms: Lease of ___ weeks, beginning on _____ and ending on _____. All terms stated below are to remain in effect during and after this expiration of this Lease Agreement.

1 - Booking: At least 7 days before the day of accommodation. The reservation will be confirmed when a minimum of a week down payment is received. **All payments must be in cash or by card only.** A minimum of a month is required to cancel the reservation and receive the down payment back. In case of no show, the total amount of the rent must be paid.

2 – Security deposit: _____ Euros due upon acceptance of this Agreement by the Tenant, and given on the first day of the accommodation. The security deposit is to be held for use against any possible violation of this Agreement and shall not be used as a last week’s rent. If Tenant fully complies with all the terms of this Agreement, Landlord will return the security deposit within 15 days after the Tenant vacates the premises. Release of the security deposit is subject to the following provisions:

- a) The full term of this Agreement had been completed.
- b) Written 7 day notice of intent to vacate has been given.
- c) No damage, alterations or deterioration to the promises, house, or grounds is evident. The amounts of the damages to be covered from the Tenant are not limited to the amount of the security deposit.
- d) The entire premises including appliances, closets, cabinets and grounds are clean and all trash and debris has been removed from the property.
- e) Every item on the inventory is present and remains in the state it was on the first day of accommodation.
- f) Any and all unpaid charges, late charges, delinquent rents, utility charges, etc., have been paid in full.
- g) All keys have been returned.
- h) A valid forwarding address has been left with the Landlord.

3 - Rent: The total amount of rent is _____ Euros, all taxes included. The rent due on the first day of accommodation, after deduction of the down payment received for the reservation, is _____ Euros. Check between: 2 PM and 8 PM, and check out: 10 AM.

4 - NO PETS: No pets authorized on the promises.

5 - Alterations: Tenant must not paint, wall paper, change or alter locks and keys, or make any alterations to the premises.

6 - Use of promises: The premises shall be used exclusively for living quarters as a private residence by the party signing this Agreement. Only _____ adults and _____ children are permitted to live on the promises. Visitors and guests are not authorized without permission of the Landlord. Otherwise the Landlord can cancel this Agreement.

7 - Assignment: Tenant agrees to not sign or sublet the whole or any part of the premises to anyone for any purpose whatsoever, nor permit its use by anyone in the absence of the Tenant.

8 - Insurance: Landlord is not liable for any loss of personal property caused by fire, theft or others. The Tenant is responsible for all acts of Tenant's family, guests and visitors.

9 - Indemnification: Landlord shall not be liable for any damages or injury to Tenant, or any other person, or to any property, occurring on the premise, or any part thereof, and Tenant agrees to hold Landlord harmless from any claims for damages no matter how caused.

10 - Ordinances, Statutes, and Rules: Tenant shall comply with all statutes, ordinances and requirements of all municipal and national authorities now in force, including rules with respect to noise. Do not use premises for any illegal, hazardous or immoral purposes.

11 - Inventory: Inventory done on the first and last day of accommodation, before departure of Tenant. Any item missing or any damage will be charged to the Tenant.

12 - Utilities: Landlord is responsible for water, electricity and gas:

- Water : 500 liters/day (132 gallons)
- Electricity and gas : 8 KWH/day
- Butane gas: 4 KG/week (141 oz).

Any consumption above these quantities will be charged to the Tenant.

By signing this Agreement, the Tenant(s) also acknowledge that they have read this legally binding Agreement.

Signature: _____ Date : _____ Signature : _____ Date : _____
(Tenant) (Landlord)