

# General terms for the rental of "GÎTE DE KERACOUAL", Henvic

## **General terms**

The leaser has no right to stay longer than the date declared in the contract. The duration of the inhabitation must not be exceeded without an additional contract.

### **Payment**

The reservation is valid from the return of the signed contract and the cash receipt of 30% of the total amount as a prepayment.

The calculation of the total amount is based on the date of the arrival. In case of any delay of the leaser, all costs are at the expense of the leaser. The leaser is obligated to inform the landlord about any delay.

### **Deposit**

The deposit can be higher than the normal price of the rent but can not exceed the rent for one month. This deposit is a security for the landlord in case of any damages or waste of the property of the landlord.

The deposit will normally be returned at the departure of the leaser, but in any case not later than 15 days after the departure, provided that the house is in the same condition as at the arrival of the leaser.

In the case of a lack of clarity, the deposit will be returned not later than two months after the departure, eventually deduced by the expenses of damages or wastes to the property of the owner.

In case of damages or wastes which exceed the amount of the deposit, the leaser is obligated to pay the difference.

The deposit can in no way be used to pay a part of the rent.

### **The use of the property**

The leaser will use the property in an adequate and peaceful way.

At the date of departure, the leaser is obligated to return the property as clean as discovered at the date of arrival.

The entire inventory has to be placed at the same places as found at the date of arrival.

The leaser is obligated to conserve the condition of all electrical installations and devices, the heating and the sanitary installations according to the instruction manuals and the safety regulations.

Any sublease by the leaser is strictly forbidden. In case of any unauthorized sublease, the contract will immediately be invalid under retention of the total amount.

# **General terms for the rental of "GÎTE DE KERACOUAL", Henvic**

## **Gîte de Keracoual Henvic – General terms for the rental**

The utilisation of the property is only authorized for the purpose of vacations.

Any other utilisation of the property e.g. to practice professional activities of any kind is prohibited.

Camping in any form on the territory is not allowed without authorization of the owner.

The owner provides the holiday house according to the description.

The leaser will leave the house normally at the predicted date or in agreement with the owner.

## **Special cases**

The number of occupants must not exceed 6 adults and 1 baby.

Exceptions can be arranged together with the owner. In this case, the owner is authorized to establish an increase in price which has to be fixed in the contract.

## **On-site inspection and inventory**

An on-site inspection and an inventory of the furniture, the equipment and the interior will be done at the beginning and at the end of the rental period, in the presence of the leaser and the owner. If the owner can not be present at the date of arrival, the leaser must do the inventory himself within 24 hours.

If the leaser observes anomalies during the inventory, he is obligated to inform the owner within 24 hours.

After this delay, any damages will be evaluated as caused by the leaser.

If the inspection can not be arranged at the date of departure, the owner will perform the inspection himself and return the deposit one week later.

In the case of detected damages, the owner will inform the leaser the very same week. After the regulation of the damages, the owner will return the rest of the deposit within 2 months after the departure of the leaser. The rest is calculated by subtraction of the expenses for the damages from the deposited security payment.

In case of a dispute, a neutral specialist will provide a quotation for the expenses. The deposit will then be returned within 2 weeks subtracted by the amount resulting from this quotation.

## **Animals**

Animals are allowed in the house after consultation and authorization by the owner.

## **Rescission from the contract**

A complete rescission from the contract must be done by registered mail to the owner.

## **General terms for the rental of "GÎTE DE KERACOUAL", Henvic**

### **a) Rescission by the leaser before arrival:**

If the leaser cancels less than 3 weeks before arrival, he is obligated to pay the complete amount for the whole booked duration.

However, if the owner is able to find another leaser for the same duration and for the same price, he is obligated to return the money, subtracted by eventual expenses, caused by the rescission of the original leaser.

The deposit will be retained up to the scheduled arrival date. It can be returned if the owner is able to find another leaser for the same duration and for the same price. He is obligated to return the money, subtracted by eventual expenses, caused by the rescission of the original leaser.

### **b) Rescission by the owner before arrival :**

The owner will pay **twice** the amount of the received deposit back to the leaser.

### **Interruption of the stay:**

In case of an unscheduled interruption of the stay, caused by the leaser and when the responsibility therefore is definitely not at the owner, the entire rent for the whole scheduled stay must be paid.

### **Insurance:**

The leaser is obligated to hold an insurance of liability for possible damages and wastes in the rented house. The leaser is liable for any damages caused by him or by accompanying persons.