

# SEASONAL LETTING AGREEMENT (high and very high season)

## Between the undersigned:

Surname : Copropriété la Ginelle

Address : Copropriété "la Ginelle" 11320 Airoux

hereinafter referred to as the landlord,



and:

Surname : ..... First name: .....

Address:

hereinafter referred to as the tenant,

**A seasonal tenancy has been granted** for the period

from **Saturday** .....

**to Saturday**.....

Rental property address: la Ginelle 11320 Airoux

Name of the flat:

Maximum number of people:

Total rent: \_\_\_\_\_ **euro** including property and service charges, excluding only charges for residence tax

*This tax has been redefined by authorities with a lot of factors (rental price, number of adults and children...). The maximum price is 1,21 €/adult/day for 2019.*

A 30 % deposit has been paid by the tenant when the contract signed will be send back: ..... euro.

The balance of .....euro is to be paid, together with a guarantee deposit of 150 €, on the date on which the keys are handed over.

Enclosed herewith are the general terms and conditions of the tenancy (one copy of which is to be signed and returned), a descriptive inventory of the premises let. You will find a map showing the location of the property on the internet site. Two original copies issued and signed at ..... on the .....day of ..... 20 ..

## GENERAL TERMS AND CONDITIONS

This property is let on standard terms and conditions legally applicable to such matters and in particular the terms stipulated below with which the tenant promises to comply, on penalty of payment of compensation or termination of this agreement as the authorized agent may see fit, without being entitled to demand any reduction in the total rent payable.

- a) The time of arrival shall normally be the afternoon of **Saturday**, ..... day between 16h and 18h  
The time of departure shall normally be the morning of **Saturday**, ..... day before 10h
- b) In the event of cancellation:
- by the tenant:
    - one month or more prior to the first day of the tenancy, the tenant shall forfeit the whole of the amount of deposit paid,
    - less than one month prior to the first day of the tenancy, the tenant shall pay an additional penalty of the difference between the deposit paid and the total rent payable if such cancellation had not occurred.
  - by the landlord:
    - within seven days of cancellation the landlord shall pay the tenant a sum equivalent to double the amount of the deposit.
- c) If the tenant fails to give notice of late arrival and has not arrived four days after the scheduled date of arrival, the landlord shall be fully entitled to attempt to re-let the accommodation while reserving the right to claim against the tenant.
- d) The tenant shall be under an obligation to personally occupy the premises and to live in them "in a respectable manner" and to take due care of them. All fixtures and fittings are in good working order and no complaint regarding them made more than 24 hours after occupying the premises will be accepted. The tenant will be responsible for repairs made necessary by negligence, misuse or poor care during the tenancy. The tenant shall be under an obligation to ensure that no disturbance to neighbours arises through the actions or presence of the tenant or members of his or her family.
- e) The property is let fully furnished with cooking equipment, crockery, cutlery, glassware and pillows, as listed in the enclosed inventory. If appropriate, the owner or his or her representative shall be entitled to claim from the tenant on departure the cost of cleaning the property rented (a fixed amount of 30 €), the full replacement cost of broken, cracked, chipped or damaged items, furniture and equipment and any such items showing abnormal wear and tear for the length of the tenancy, the cost of cleaning soiled blankets and covers, compensation for damage of any kind to curtains, wall-coverings, ceilings, rugs, mats, carpets, windows, bedding, etc.
- f) The tenant promises to take out insurance against tenancy risks (fire, water damage, etc.) The absence of insurance cover in the event of an insurable incident shall give rise to payment of damages and interest.  
The landlord promises to insure the accommodation against tenancy risks on the tenant's behalf, the latter being under an obligation to inform the landlord, within 24 hours, of any insurable incident occurring in the accommodation, its outbuildings or ancillary facilities.
- g) The guarantee deposit shall be paid by cheque. It will be returned within 1 month at the latest after the departure of the tenant unless withheld.
- h) The tenant may not object to an inspection of the premises by the owner or his or her authorized representative when requested.
- i) Description: all the description is included inside internet site: "[laginelle-france.com](http://laginelle-france.com)"  
For every apartment there is a datasheet with all information. A copy is added to this contract
- j) Household linen supplied: They are not included but it's possible to ask :  
8 € sheets for a double bed  
7 € sheets for single bed  
5 € kit for kitchen or kit for bed (sheets)

k) Possibility for payment:

Account holder: Copropriété la Ginelle 11320 Airoux

National identification: Bank 10278 - counter 07959 - account 00020127101 - key 23

location: CCM CASTELNAUDARY

International codification : IBAN : FR76 1027 8079 5900 0201 2710 123

BIC CMCIFR2

l) Other information:

- with respect of peace of other tenants and cleanliness of the area, pets are allowed for a fee of € 30
- use of cars inside the area is strictly limited to unloading and loading of baggage the days of arrival and departure. There is a free parking at the entrance of the domain
- the pool is reserved for tenants of la Ginelle. It is authorized from 8:30 am to 21h. It is equipped with a protective barrier (standardized safety device) but it doesn't replace the vigilance and active surveillance of adults
- it is forbidden to smoke in the apartments and in all premises
- use of tennis is limited to one hour when there are several people waiting ; there is no reservation and allocation of time
- it is not possible to make noise after 23 pm and before 9 am.
- the covers can be used outdoors.
- the guardian is, in certain periods of time, available to respond to all requests from tenants.

Landlord

Tenant

*The signatories hereby declare that they have read and understand the above*

doc. 2019-03-27