

## GENERAL CONDITIONS

**Article 1** - This contract concerns the rental of the cottage Château d'Espalungue 64190 DOGNEN. It is an apartment with three bedrooms, 3 bathrooms with toilets, equipped kitchen, SPA, swimming pool, terrace, playground and boules court.

**Article 2** - duration of stay: The tenant signatory of this contract concluded for a fixed period will not be able under any circumstances to avail himself of any right to stay in the premises at the end of the stay.

**Article 3** - conclusion of the contract: If the tenant has not passed through a booking platform, the said lease becomes effective as soon as the tenant has sent to the owner the 30% deposit indicated on the front and a copy of the signed contract. A second copy must be kept by the tenant.

A lease concluded between the parties to this act may in no case benefit even partially to third parties, natural or legal persons, unless the owner agrees in writing. Any breach of this last paragraph would be likely to result in the immediate termination of the tenancy to the damages of the tenant, the proceeds of the tenancy remaining definitively acquired from the owner.

**Article 4** - cancellation by the tenant: Any cancellation must be notified to the owner.

a) Cancellation prior to arrival at the premises:

Cancellation is possible up to 48 hours before the effective date.

If the tenant does not manifest within 48 hours of the date of arrival indicated on the contract, this contract becomes void and the owner can dispose of his lodging. The deposit also remains acquired to the owner who will ask for the balance of the rental.

b) if the stay is shortened, the rental price remains with the owner. No refund will be made.

**Article 5** - cancellation by the owner: The owner pays the tenant the full amount of the sums paid in advance.

**Article 6** - arrival: The tenant must show up on the day specified in the time slot mentioned on this contract. In case of late or delayed arrival, the tenant must notify the owner.

**Article 7** - payment of the balance: If the rental was not made via a central reservation, the balance of the rental is paid by transfer to our account 72 hours before the entry in the premises.

**Article 8** - inventory: An inventory is drawn up jointly and signed by the tenant and the owner or his representative on arrival and departure of the cottage. This inventory constitutes the only reference in the event of a dispute concerning the state of affairs. The cleanliness of the cottage upon arrival of the tenant will have to be noted in the inventory. The cleaning of the premises in normal use is the responsibility of the owner. In case of abnormal use of the premises, or exceptional dirt, the amount of the cleaning fee will be charged back to the tenant.

**Article 9** - the monitoring of children: the development of children in outdoor spaces must be done under the vigilance of an adult, whether at the level of the playground, the games room of the barn or pool where the barrier is secured to avoid unwanted intrusion. The barrier must remain closed in the presence of children. The metal balls are placed out of reach of the younger ones. Plastic balls are at their disposal.

**Article 10** - use of the premises: The tenant must ensure the peaceful character of the rental and make use of it in accordance with the purpose of the premises.

**Article 11** - capacity: This contract is for a maximum capacity of 13 persons. If the number of tenants exceeds the capacity, the owner can refuse the additional guests. Any modification or breach of the contract will be considered at the initiative of the client.

**Article 12** - animals: Animals are not allowed in this lodging. In case of non-compliance with this clause by the tenant, the owner can refuse the stay. In this case, no refund will be made.

**Article 13** - insurance: The tenant is responsible for all damages arising from his act. He is obliged to be insured. He may, at his discretion, send the insurance certificate with the signed contract or present it upon arrival on the premises.

**Article 14** - payment of charges: Water and electricity charges are included in the rental price, for normal use. In case of abnormal use,

the charges may be billed back to the tenant.

**Article 15** - Disputes: Any claim relating to the rental will be dealt with by the competent Tribunal.