



CONTRAT DE LOCATION SAISONNIERE Vacation Rental Agreement

Address: **Le Manoir des Parcs** Route de Deauville - 14100 OUILLY LE VICOMTE FRANCE

LE MANOIR DES PARCS : the lessor

And the lessee :

M., Me, Mlle [name, address])

.....

Email :.....

Phone number of occupants..... (Maximum capacity for 23 people Manor, 33 people with the orangery IN SLEEPING AND RECEPTION).

It agreed a vacation rental for furnished premises whose description follows:

Address

Le Manoir des Parcs Route de Deauville - 14100 OUILLY LE VICOMTE FRANCE

Local leased

individual house

Description Manoir

Composition of accommodation:

Number of bedrooms: 12

Number of Rooms: 8

Element of comfort: Hot water, Electricity (220v), Oil heating, wood-burning stove (wood not supplied), television, washing machine, kitchen, Dishwasher.

Dishes and utensils sufficient for 23 people (33 with the orangery).

Description of the main parts:

Désignation	dining room	Desk	bedroom 1	bedroom 2	bedroom 3
	Ground floor	Ground floor	1st floor left	1st floor left	1st floor right
nb of windows	7+1 glass door	3	1	2	2
Exhibition/view	South, north, park view	South, north, park view	South park view	West, North	South park view
Nb of beds	0	0	1 double, 1 single bed	1 double	1 double, 1 single bed
heating	Central,	central	central	central	central
furniture	4 tables, 23 chairs receptions (33 with orangery) 1 LCD TV, 1 stereo system	See inventory	see inventory	see inventory	see inventory
Désignation	bedroom 4	bedroom 5	bedroom 6	bedroom 7	bedroom 8
	1st floor right	1st floor right	2nd floor left	2nd floor left	2nd floor right
nb of windows	3	1	1	2	1
Exhibition/view	South, East, park view	North	South park view	North West	South park view
Nb of beds	1 double, 2 singles	1 single	1 double	2 doubles	1 double
heating	central	central	central	central	central
Mobilier	see inventory	see inventory	see inventory	see inventory	see inventory

Initial :



Secondary rooms:

- Kitchen (Kitchen): cooker with oven and hob, fridge / freezer, microwave, dishwasher, 2 cupboards
- 2nd floor Livingroom: 1 corner cabinet with TV, 1 sofa, 1 convertible

Making a total for the Manoir : 9 doubles and 5 singles.

Shower Room: 2 Bathrooms: 4.

Description Orangerie

Individual house

Number of bedrooms: 6

Number of bedrooms: 4

Element of comfort: Hot water, Electricity (220v 50hz), oil central heating, TV

Description of the main parts:

Désignation	living room	bedroom 1	bedroom 2	bedroom 3	bedroom 4
	Ground floor	1st Floor Right	1st Floor Left	1st Floor Left	1st Floor Left
Nb. of windows	3	1 velux	1 velux	1 velux	1 velux
Nb. of beds	1 convertible	1 double	1 double	1 double	2 single beds
heating	Central	Central	Central	Central	Central
furniture	1 TV LCD View inventory	View inventory	View inventory	View inventory	View inventory

The orangery is closed for the lower bookings to 23 people

Secondary rooms:

- Kitchen, dining room: cooker with oven and hob, fridge, kitchen furniture.

Making a total for the orangery: 4 double beds and 2 singles.

Shower Room: 1 Bathrooms: 1.

Environment:

Manor house set in a 2.9 hectare park closed some trees over 250 years.

Indoor swimming pool in a separate building, parking.

Pond in the park of the Manor that requires mandatory monitoring of adult or other responsible persons.

Housing situation in the town: close to the town of Lisieux and a shopping center.

Deauville, Trouville at 27 Km

rental period

This lease is granted and accepted for a period of days, starting at:.. ... / ... / To end on ... / ... /

In any case it can not be extended without the prior written consent of the lessor.

The original contract or the extended contract shall be without the rental period more than ninety days.

In taking possession of the premises and the usual formalities (inventory, return of keys, payment of the sums provided for that date), it is already now agreed to an appointment on / / (same as the start date of the lease). These appointments may be changed in case of force majeure and provided that both parties are duly informed

Initial :



rent and charges

This lease is granted and accepted subject to the overall price of € including charges that the lessee must pay for the entire duration of his stay, excluding the following charges:

Electricity: free package 500 kWh / week 0.1 € / kWh beyond.

Water: flat rate of 20m³ / week (30m³ / week with the orangery), 3 € / m³ beyond.

Optional (to be specified when booking on lease)

Ready linen:

Bed linen: € 9 per bed (90 or 140): (Number) *9€=€

Toilet towel : 2 € / towel (number) * 2€ = €

Security Deposit

As deposit guarantee and damage that could be caused to local or personal property and / or objects furnishing the premises, the lessee will pay the day of entry into the premises, the sum of € 1,200, (1500 € with the orangery).

This sum, not productive of interest, will be returned once the evidence presented by the lessee as:

- All he had to carry drinks and listed in the previous paragraph has been paid in full;
- No furniture, object or linen is missing, damaged or dirty, or if this is the case, the rehabilitated or replaced by identical agreed with the landlord who accepted;
- The places have suffered no damage and are delivered by state (floors, kitchen, closets, bins, refrigerator, toilets, appliances, dishes, ...).

If the bond proves insufficient, the lessee of already committed perfecting the sum.

insurance

The lessor undertakes to provide housing against rental risks on behalf of the tenant, the latter having the obligation to report to it, within twenty four hours, any accident occurring in the house, outbuildings or accessories.

it is recommended that the tenant to take out specific insurance for this location.

Payment schedule

THE DAY OF SIGNATURE OF THESE it is paid by the lessee the sum of €,

Constituting deposit and deducted from the total amount payable.

THREE WEEKS BEFORE THE EFFECTIVE DATE OF THE LEASE, the lessee is obligated to pay the balance of the rent is the sum of: € ,

THE DAY OF TAKING POSSESSION OF THE PREMISES, the lessee is obliged to pay in addition to other payments: security deposit, local tax.

Terms and conditions

This lease is made to the usual charges and conditions and law in such matters and the lessee undertakes in particular to:

- Not destine-residential premises without causing any nuisance (noise, odors, smoke, lights, etc.);
- Yield nothing or sublet in any case this lease, even free of charge without written agreement of the lessor;
- Allow the lessor to carry out any repairs whose urgency and necessity appear during the rental and without claim to compensation or rent reduction.

Initial :



Penalty clause

- deposit

It is agreed that in case of withdrawal:

- The lessor is required to pay within seven days after the withdrawal, double the deposit to the tenants.

- The tenant will lose the deposit if he withdraws more than three weeks before the lease takes effect; if he withdraws less than three weeks before the lease takes effect, it also will pay the owner the difference between the deposit and the total rent, as penalty clause.

It is recommended to the lessee to purchase insurance cancellation upon signing the contract for the event of cancellation for force majeure (illness ...).

- Late payment

It is agreed that in case of delay with payments:

- The lessor will cancel automatically and immediately booking.

- The balance of your rent will be increased by the perception of the minimum statutory interest, is one and half times the legal interest rate. Penalties for late payment are due without necessity of a reminder.

election of domicile

For the execution hereof and their followers, the parties elect domicile:

The lessor: House of Parks 14100 OUILLY Le Vicomte France.

The taker :

However, in case of dispute, only the court will have jurisdiction places of the judicial district where the leased premises are located.

Done at OUILLY le Vicomte

Two copies:/...../... ..

Donors

(Signatures preceded by the words)

"read and approved"

the lessee

(Signatures preceded by the words)

"read and approved"

(Initial each page)

Initial :