

## RENTAL TERMS

### Art. 1 : General terms

The subscription of a rental contract implies full acceptance of these terms, any change must be confirmed by letter. The total or partial invalidity of a clause in the general conditions do not invalidate the other terms. Our rental conditions are attached to reservation requests and contracts.

### Art. 2 : Price

Prices mentioned in our listing are the rental prices per week or per night (or month) and are in euros. They include VAT, local tax. An insurance protection is to be provided. The rental price also includes fees of estate agency LCB IMMO ESTATE. Prices are based on economic conditions at the date of signing of the mandate. The estate agency LCB IMMO ESTATE reserves the right to change the rental rates without notice until the signing of the reservation contract, this document will insure the terms and conditions. No dispute about the price of the rental will be considered after signing the reservation. Accidental acts, force majeure, climatic catastrophes, or more generally any disturbance that may perturb, interrupt or prevent the stay, will not be considered. All claims must be made on the spot and by letter to the estate agency LCB IMMO ESTATE who shall issue a receipt. Any claim relating to the inventory of equipment and household furniture, condition, or on the household must be made by letter within 48 hours of entering the premises. After this period, no complaint will be taken into account and the tenant will be held responsible for any damage or missing objects at the end of the rental.

### Art. 3 : Rental conditions

The rented premises should only be used as temporary rental and seasonal residence. Any professional activity is prohibited in rented premises. The tenant agrees to leave the premises on the date specified in the contract. Subletting is prohibited. The tenant must take care and ensure the proper maintenance of the leased premises. Any assignment of the lease agreement is forbidden. The owner appoints the agency as mandate for a period of three years from the end of this rental period till any new lease is made it is prohibited to make direct contact between the 2 parties to negotiate or lease the property, except to adjust the agency fees for the busy periods.

### Art. 4 : Charges

The phone, any pool heating are not included in the rental amount, and generally any additional service not expressly provided for in the lease agreement will be subject to additional charges.

#### HEATING:

**Less than 14 nights stays:** 50kwh/day included in rental price. If you use more than 50KWH/day, the extra charge will have to be paid at normal rate fixed by the energy company (or deduced from the security deposit)  
**Over than 14 nights stays:** From the 1st night onwards, the use of heating is not included in the rental price, we will make an electric/gaz meter quote at the check-in and at the check-out, you will pay according to your consumption at normal rate fixed by energy company (or deduced from the security deposit).

The charges are be paid directly to the real estate agency LCB IMMO ESTATE at the end of the stay according to actual consumption (electric meter quote) or according to the prefixed agreement .

### Art. 5 : Rental Period

The day of arrival is indifferent with a minimum rental of 2 or 3 nights depending on the rental. The arrival time is set between 2:00 p.m. and 7:30 p.m., the departure time at the latest 11 am, unless prior agreement with the Agency. Any arrivals after 19h results in an additional charge of € 25 as for check-outs before 7:30 am. If the tenant leaves the rented premises before the scheduled date, he can not claim any refund. The rental period can not be extended except by written agreement with the agency, and a settlement of additional rent cost.

### Art. 6 : Leased property provision

The owner is fully responsible for the provision of the leased property. The estate agency LCB IMMO ESTATE receive tenants to check in after being notified of the day and the exact time of arrival. A default by the tenant to come to the meeting agreed, and not having explained to the person in charge of welcoming the reasons for his absence, he will lose all rights to rent. In this case, LCB Immo estate may immediately relet the property.

### Art. 7 : Re accommodating a customer

In case of force majeure or any other unforeseen circumstance putting LCB IMMO ESTATE agency in the absolute impossibility of accommodating the customer in the property booked, the Agency shall arrange, to relocate the client in a property of similar category in the nearest possible place to the apartment he booked.

### Art. 8 : Additional rental services

The payment of the standard cleaning fee is mandatory and includes: dust removal, degreasing kitchen, sanitary disinfection, hoovering and washing of floors, traces on the windows. It's payment will be made in advance at the same time as booking or upon arrival. For long term rentals it is the tenants responsibility to do the final cleaning. However, if extra cleaning was needed at the exit of the premises, the cost would remain the responsibility of the tenant and deducted from the security deposit.  
The bed linen & towels are rented from a Laundry: 1 bed: 20€, 2 beds: 35€, 3 beds: 50€ - 1 double bed + 2 single beds: 45€, 2 double beds + 2 single beds: 55€

#### Art. 9 : Check-in inventory

The check-in inventory will have to be validated and signed on the day of arrival. Any problems must be reported within 48 hours of arrival. Any refusal of signing these documents by the tenant would, without compensation, imply the cancellation of his reservation. The rental must have kitchen equipment, tableware, furniture and bedding (covers and pillows), the quality and quantity remain the responsibility of the owner based on the number of persons entitled to stay in the rented premises. The premises will be given to the tenant in clean condition and all equipment in working order. They must be returned in the same condition, otherwise the cost of cleaning or repairs are charged to the tenant. It is prohibited for the tenant to throw in the sinks, tub, bidet, WC, objects that could block the drains or detergent products that could damage the septic tanks, if he does not respect this, he would be liable to pay extra costs for repair. For rentals offered with pools, these are generally used between 1st June and 30th September. A supplement may be requested for early commissioning of the pool in mid May. The tenant takes full responsibility for the supervision of swimming and assumes any consequence of an accident arising out of use of the pool. The owner will however have equipped the pool area with barriers or alarms according to the legislation. The tenant is prohibited from intervening directly on machinery disfunctions and will notify LCB IMMO ESTATE without delay if there are repairs needed. Any interruption in water service, electricity, internet, phone can be attributed to LCB IMMO ESTATE or the owner.

#### Art. 10 : Accommodation capacity

The number of people stipulated in the contract can not be exceeded without the prior written consent of the owner. All settlements of extra beds, camping tents, caravans or mobile homes are prohibited. If the number of people specified in the contract exceeds what is expected in the rental, the LCB IMMO ESTATE agency can prohibit the stay or impose an extra charge.

CITY TAX: city tax is due upon arrival for all tenants over 18 years old, the price is per person per day, price is determined by city tax office (no stars: 0.80€, 2 stars: 0.90€, 3 stars: 1.35€, 4 stars: 2.00€)

#### Art. 11 : Animals

The animals are not accepted unless written consent of the agency. If agreed, the tenant must ensure that the animals tolerated will not carry out any degradation of the rental, and that there remains neither traces of hair or odors in the apartment; if a specific cleaning was necessary, it would be the responsibility of the tenant. Access to any pool is prohibited to animals.

#### Art. 12 : Booking

The tenant wishing to make a reservation, must confirm the booking after checking the availability of the property, we will then establish a lease contract, after signature this document will be worth a booking confirmation. The tenant will have to return a copy to the agency dated and signed, and accompanied by the amount of the down payment by cheque (FR) or postal order payable to LCB IMMO ESTATE, or by credit card or bank transfer, before the deadline indicated on the contract. No booking confirmation will be taken into account if it is not accompanied by the down payment settlement.

#### Art. 13 : Security deposit

The tenant will provide a security deposit to LCB IMMO ESTATE, the amount is established on the contract. The deposit can be deposited in cheque (for french residents) or credit card. The deposit will be returned to the outgoing tenant after inventory as well as verification of payment of all invoices related to his location, within 1 month maximum. If the deposit was done via credit card, the deposit will be retained until 8 days after the check-out, and unblocked if the rental is given back in the appropriate conditions. If the deposit was done by cheque you will receive a photo message (MMS) or an email with the proof of destruction between the 15th and the 20th of the following month.

Please inform us if you want to pay via credit card so that we can bring the credit card terminal

#### Art. 14 : Insurance

The tenant will have to provide an insurance certificate specifying that there is a holiday extension offering guarantees at least equivalent to those proposed by the Cabinet ADUCIEL and a month before the start of the rental. Generally, the owner and LCB IMMO ESTATE agency can never be questioned in case of theft, loss, or damage. It is for the tenant to contract an insurance covering all these risks.

#### Art. 15 : Cancellation

Whatever the reasons, all cancellations must be made by registered letter with acknowledgment of receipt. Over 60 days prior the rental the payment that was made to reserve the rental will be refunded. If the cancellation occurs less than 60 days prior the rental the tenant failed to subscribe to the cancellation insurance, full payment of the balance will be required. The agency will attempt to rebook. If unsuccessful, the tenant can not claim any refund. The tenant will have to refer to the insurance policy attached to any cancellation or breach of stay. Cancellation insurance is not mandatory but strongly recommended. In the event of urgent repairs falling to the owner, the tenant can not claim any reduction of rent.

Art. 16 : Disputes

All disputes arising or which may arise from the interpretation or execution of this contract will be subject to the jurisdiction of which the registered office of the estate agency LCB IMMO ESTATE or the courts of Bordeaux.

Art 17 : Internet access & limits

The internet access user agrees not to use this access for purposes of reproduction, representation, provision or communication to the public of works or objects protected by copyright or by a neighboring right - such as texts, images, photographs, musical works, audiovisual works, software and video games - without authorization. The user is also required to comply with the security policy defined by LCB Immo Estate as well as the rules for using the network and hardware. The responsibility of the holder of the access does not exclude that of the user who can be reproached for an offense of forgery (article L. 335-3 of the Code of the intellectual property). Any subscription subscribed during your stay (pay channels ..) or any fine resulting from an illegal download during your stay will be entirely at your expense

Read and approved Good for agreement: