

RULES AND REGULATIONS

These Rules contribute to the smooth functioning of our holiday home. They may seem tedious, but please take a moment to read them. When you arrive, we will ask you to appoint a representative for your group who will be our single point of contact.

The landlords reserve the right to enter the premises at all times (please don't worry, this will only be done in case of absolute necessity).

ARRIVAL AND DEPARTURE TIMES

Week-end stay: arrival on Friday from 4 p.m. and departure on Sunday by 4 p.m.

Week stay: arrival on Saturday from 4 p.m. and departure on the following Saturday by 10 p.m.

The Tenant must arrive on the fixed day and time which appear on the Holiday Letting Agreement.

In the event of delayed or postponed arrival, the Tenant must inform the Landlord.

LENGTH OF STAY

The Tenant who has signed the Holiday Letting Agreement for a defined period cannot under any circumstances claim any right whatsoever to stay in the accommodation after the period agreed on .

BOOKING

The booking becomes effective as soon as the Tenant sends the Landlord a deposit of 30% of the total rent amount and a signed copy of the Holiday Letting Agreement thirty days prior to arrival. A second copy of the Holiday Letting Agreement is to be kept by the Tenant. The letting agreement made between the parties of this contract cannot in any way benefit, even partially, a third party (whether it be private or legal persons) without the written consent of the owner. Any breach of this paragraph will result in the immediate cancellation of the rental to the detriment of the tenant, and any profit accruing will be kept by the owner.

Absence of a right of withdrawal: For bookings made by post, telephone or the Internet, the Tenant does not have a right of withdrawal in accordance with Article L121-20-4 of the French Code of Consumption relating in particular to accommodation services provided at a defined date or period.

Cancellation by the Tenant

Cancellations must be made to the Landlord by registered letter.

- a) Cancellation before arrival on the premises: the advance deposit will not be refunded. The Landlord can ask for the balance of the rent if the cancellation is made less than 30 days prior to the agreed date of arrival. If the Tenant does not contact the Landlord within 24 hours following the agreed date stated in the contract, this contract will be nullified and the Landlord is free to rent the accommodation. The deposit will not be refunded and the Landlord will ask for the balance of the rent.
- b) If the stay is cut short, the full rent remains the property of the landlord and will not be refunded".

Cancellation by the Landlord

The Landlord shall refund all sums paid plus a compensation at least equal to the amount the Tenant would have had to pay had he been the one to cancel at that date.

PAYMENT FOR YOUR STAY

On arrival you will visit the premises made available to you in order to inspect them for the incoming inventory.

Payment for your stay is made on your arrival, minus the advance deposit.

If the number of expected guests exceeds the capacity of the accommodation, the Landlord can refuse the additional guests. This refusal can in no case be regarded as a change or breach of contract initiated by the Landlord. Therefore no refund can be expected for the departure of the additional guests.

INVENTORY

An inventory will be drawn up jointly and signed by the Tenant and the Landlord or his representative on arrival and departure from the accommodation. This inventory is the sole reference in case of dispute concerning the inventory of furnishings, fittings and fixtures. The state of cleanliness of the accommodation on the Tenant's arrival must be recorded in the inventory. The cleaning of the premises is the responsibility of the Tenant during his stay and prior to his departure. The fee for possible cleaning is based on the floor area mentioned in the description of the accommodation (€100 for the entire gite).

The premises must be left in the same condition as they were on arrival. Cleaning is not included in the rental price.

SECURITY DEPOSIT

On arrival you will visit the premises made available to you in order to inspect them for the incoming inventory.

The security deposit is handed over on the day of arrival and will be returned by post within eight days after departure.

After the outgoing inventory acknowledged by the parties is drawn up the security deposit is refunded less the cost for the repair of any damage caused by the Tenant.

In the event of early departure (earlier than the time stated in this contract) preventing the inventory to be drawn up on the day of departure, the Landlord will send the security deposit back within a week.

The security deposit or guarantee is €700.

GITE MANAGEMENT

Use of the premises: The Tenant must respect the peace and quiet of the rented property and use it in an appropriate manner.

For safety reasons, no smoking is allowed in the accomodation. Cigarette butts and other rubbish must be disposed of.

Avoid making noise after 10 p.m. Respect the neighbours by complying with residential noise regulations. In case of infringement, the Landlord can have the noise stopped and any criminal and civil consequences are the sole responsibility of the Tenant.

The accommodation is rented with bedding, kitchen equipment and tableware. The bedlinen is provided but not any other household linen.

Toilet paper, bin bags, coffee filters, sponges and cleaning products are provided.

Indoor furniture, duvets and pillows are not to be taken outdoors.

Household waste in tied dustbin bags must be regularly taken to the communal rubbish bins in order to avoid bad smells and overflowing.

Don't forget to do some shopping before your arrival.

Local shops:

- Caro Grocery in St Germain.
- Spar Supermarket in Vogüe.
- Leclerc Hypermarket in St Etienne de Fontbellon.
- Carrefour Supermarket and Intermarché Hypermarket in Aubenas.

PETS

are not allowed in the accommodation.

WATER, ELECTRICITY AND HEATING

are included in the price. Be careful, though, not to leave unnecessary lights on, open the windows for too long in winter or waste water.

INSURANCE

The Tenant is responsible for any damage caused by his occupation of the property.

He is requested to take out liability insurance for the length of his stay.

Keys are provided for each accommodation. The Landlord will not be liable for any theft or damage.

HOUSE CLEANING

The gite is not a hotel and you must leave it clean. If not, and if the cleanliness of the household equipment or premises is unsatisfactory, we inform you that the cost of the necessary house cleaning will be invoiced €100.

Opting for housecleaning services doesn't mean you don't have to do the washing-up, wipe the tables clean or empty the dustbin and take out the rubbish and empty bottles.

Therefore, in order to avoid any dispute at the end of your stay and to make things clear, this is what should at least be done before your departure:

Bedrooms: Fold the sheets and pillow cases and leave them with the pillows at the foot of the bed.

Bathroom: Clean the washbasins and accessories, the baths and showers with an appropriate cleaning agent.

Toilet: Clean the bowl, the rim and the flush; clean the floor, empty the dustbins; clean the dustbins and the brushes.

Kitchen: Clean the cooking equipment, oven, hotplate, counter, extractor hood, empty and clean the fridge-freezer (inside and out). Wash-up and put away the crockery you have used during your stay. Clean the sink, the taps, the utensil racks and wash the floor.

Living room: Clean the table and wash the floor.

Put back all equipment and furniture where it was on your arrival.

SWIMMING POOL RULES

- No eating on the poolside.
- Parents are responsible for the supervision of their children at all times.
- You are not allowed in the pool area after 10 p.m.

GUIDELINES FOR THE OUTDOORS

The Domain stretches over 6 hectares

- Entering the old mill is strictly forbidden.
- An electric fence delimits the grazing land for the animals (warning: it's dangerous to touch it). Do not cross it without the Landlord's permission.
- The property is bordered by a small canal. Parents are urged not to leave their young children unsupervised. The management declines all responsibility for accidents.
- It is strictly forbidden to throw food into the outdoor waste bins.

This translation is provided for your convenience but in case of dispute the French version shall prevail.