

RENTAL CONTRACT

For the rental of a holiday apartment/holiday house

Between

Sylvie and Christopher Schaefer

**4758 South Atlantic Ave Unit 3
Ponce Inlet, FL 32127 USA**

And

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(Name and address)

Rental object and keys

(1) The advertiser rents the following property to the tenant:

**Villa Surfside --- 25 Rue Du Surf, Anse Bonneville
Tartane-
Trinité 97220 Martinique**

----- property address-----

- For a total of _____ people including _____ children and _____ animals.
- The house rules attached are valid.
- Smoking is allowed outside on the terrace.

2) The rental property is fully equipped and furnished with the following:

As described on Homeway.com, VRBO.com, Abritel.fr.

Fully Furnished and Equipped.

-Sheets, linen, bath towels, kitchen towels

** Beach Towels are not provided*

3) The tenant is entitled to use the following equipment/furnishings during the rental period:

Parking space	Refrigerator	
Pool	Freezer	
Washing Machine	Television	All Equipment
Dish Washer	CD Player	

4) The tenant receives 1 set of house/apartment keys for the duration of the rental period.

+ Rental period, Arrival and Departure

1) The rental property is made available to the tenant from _____ (arrival date) until _____ (departure date).

2) The check-in time on the arrival day is between _____ and _____ o'clock.

3) The checkout time on the departure date is at 11:00 o'clock AM.

Before departure, please make sure to do the following:

- *Take out trash to dumpster
- *Strip bed linens and place in laundry room
- *Load and Run Dishwasher
- *Lock all doors and windows
- *Leave keys inside lockbox

*****As there is no cleaning fee, we expect the house to be left in a presentable manner. *****

+ Rental Price and Payment Methods

1) The rental price is _____ EUR for the rental period
which corresponds to _____ \$ (US)

DATES: Arrival: _____ Departure: _____

2) The amount is payable by the following:

- 50% at reservation
- 50% 4 weeks prior to arrival

Deposit:

CHECK
CASH

- *The security deposit of 500 EUR is payable with the remaining balance with a separate payment (Cash/Check) and will be refunded 3 days after departure.*

+ Cancellation and early termination

- 1) *If the tenant terminates the contract before the rental period starts and does not name a replacement that accepts the same terms, then they are responsible for paying the paying the*

following percentages of the rental price to cover costs (excl. cleaning), as long as a further rental is not possible:

TERMINATION:

- **No refund of down payment.**
- **Cancellation 20 days prior to arrival, full payment of rent is due unless property has been rented to a new tenant.**

+ Liability and Tenant Responsibilities

- 1) The rental property incl. furniture and other contents are to be treated with care. The tenant is held responsible for the actions of other people within the house. The tenant is liable for all damaged goods, damage to the property or anything else related to the property, whether caused by themselves or their accompanying guests.**
- 2) Faults that found before or during the rental period are to be reported to the advertiser immediately.**
- 3) Animals are allowed with prior consent from the advertiser.**
- 4) House Rules: the tenant agrees to follow the house rules, which will be made available at the property on 1st day rental.**
- 5) A list of the property's inventory will be provided to the customers. Upon arrival, any missing or broken objects not corresponding to the inventory list must be notified to the owners within a 12-hour period. Failure to do so will be the customer's responsibility. During the stay, any broken object should also be notified to the owner.**

+ Contract Wording and Clause

- 1) Changes and alterations of this contract need to be in writing.***
- 2) If some of the legal requirements of this contract are inoperative or impractical, or become so after completion of the contract, the effectiveness of this contract will not be affected. At the point of inoperative or impractical requirements, the individual should***

reach an agreement that comes as close as possible to the economic goals that the parties tied to the contract tried to achieve.

In the case that you are agreeing to this contract with someone in another country, then:

**3) This contract relates to the law of the following country _____
(Country of residence)**

Town

Date

Signature Tenant

Town

Date

Signature Advertiser