

# SEASONAL RENTAL AGREEMENT

**Between the undersigned,**

SCI LE ROCHER DU RASTEL

Represented by Mr and Mrs PENIN as co-managing partners

380, Boulevard du Rastel 83530 AGAY

designated below by **the owner**

**and**

Mr, Mme xxxxx

designated below by **the tenant**

**It is agreed on a furnished rental whose designation is as follows:**

**Address of the accommodation rented:**

**LE PLEIN SUD**

380 bis Boulevard du Rastel

83530 AGAY

**Type of accommodation rented:**

Garden level apartment of 86 m2 with 4 main rooms comprising: an entrance, a living room, an equipped kitchen, a scullery, 3 air-conditioned bedrooms with a 140 bed and for the other two 4 90 beds. A large shower room with an electric toilet and dryer. A second shower room, a separate toilet. Several storage cupboards, covered terraces on the south side with sea view and pleasure garden on the west side. Free parking at the top of the apartment on the outside street.

**Duration of the rental**

This rental is granted and accepted for a period of xxx weeks, from xxx 2025, arrival from 4 p.m., to xxx 2025 departure before 10 a.m.

Under no circumstances may it be extended, except with the prior written consent of the owner.

### **Retraction**

In the event of withdrawal less than ten working days before the scheduled arrival, the full amount is due to the owner. The full amount of the deposit paid for any withdrawal occurring more than ten days before the scheduled arrival will be kept.

### **Rent and charges**

This rental is granted and accepted for a rent of xxxx euros (xxxxx €) excluding cleaning costs and tourist tax charges which amount to xxx € for xxx adults and xxx children. A small dog is tolerated in the apartment.

A flat rate for final cleaning costs is charged in addition and amounts to €xxx.

### **Bail:**

On arrival, the tenant pays the landlord a security deposit of €1,000 (one thousand euros) by bank transfer. This deposit will be returned when the tenant leaves with an inventory of fixtures. If necessary, the landlord may retain part of the entire deposit depending on the damage observed and against receipt.

### **Cleaning**

Initially, the tenant undertakes to leave the apartment in a clean state and to have all household or other garbage removed. However, thorough cleaning will be carried out after his departure, the costs being borne by the tenant.

### **Insurance**

The apartment and its contents are insured by the owner's insurance. The tenant's personal property must be insured by him.

### **Payment terms:**

A deposit of 30% of the rent, i.e. xxx € (xxx euros) must be paid into the landlord's account when the contract is signed by both parties. The balance of xxx € as well as the tourist tax of xxx € and the cleaning fee of xxx €, i.e. xxx € (xxx euros) must be paid no later than 10 working days before the tenant's arrival, i.e. xxx 2025. The Owner's bank details are communicated to the Tenant at the

same time as this contract.

**Owner's representative:**

Mr LASCOMBE Alexandre ESTEREL HOME PRESTIGE Website: Esterel.home.prestige@gmail.com, telephone: (0033) 6 69 59 81 17 is responsible for the reception and departure of the tenant, as well as the final cleaning of the accommodation. You can contact him with any questions relating to housing.

**Defects and complaints**

Any dispute or complaint relating to a possible malfunction of the rented property

Must be reported as soon as possible to the owner's representative who will remedy this defect as far as possible. The owner is in no way held responsible for any nuisance that may occur outside his sphere of influence, such as any noise pollution, water, air conditioning or electricity cuts.

**Election of address**

For the execution of these terms and conditions and their sequence, the owner shall elect an address for service in his residence and the tenant in the rented premises.

Any dispute that may result from the application of these terms and conditions is subject to the jurisdiction of the Court of First Instance of Fréjus – France. French law is applicable.

Done in Agay, on xxx 2025 in two originals, one of which was given to the tenant.

The tenant

the owner

(To precede each signature with the handwritten note: "Read and approved, good for agreement").