

# SEASONAL LEASE AGREEMENT v3

To send to the following address : **12 rue du Maréchal de Lattre de Tassigny – Résidence le Clos du Roy – Bat 2  
78780 MAURECOURT**

*In case of on-line payment by Internet, the payment depends on the acceptance of the conditions of the present contract. In this case, the contract can be sent by post to the above-mentioned address, scanned and sent to [o.saillant@free.fr](mailto:o.saillant@free.fr).*

**THE LESSOR :**

SAILLANT LMP - SIREN 493 722 417 RCS BERNAY  
**DOMAINE DU BOIS L'ABBÉ**

and,

**THE LESSEE :**

[M., M<sup>rs</sup>] [Last Name(s)] [First name(s)] [Address(s)]

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.....  
.....  
.....  
.....

Phone : ..... Number of occupants: ..... (Maximum 12 people)

E-mail : .....

Agree on a seasonal lease of the furnished premises as follows :

**1 ■ ADDRESS OF THE RENTED PROPERTY**

1694 route du Bois l'Abbé  
27260 EPAIGNES

**2 ■ SERVICES OF THE RENTED PROPERTY**

Main House + Guests House + other standing structures on the property.  
Total accommodation of 6 bedrooms, or 12 people.

**3 ■ DESCRIPTION OF THE MAIN HOUSE (NORMANDY HOUSE WITH A SWIMMING POOL)**

- Number of total rooms : 5 (including living room + room with a swimming pool).
- Number of bedrooms : 3.
  
- Heated swimming pool.
- Air conditioning.
- Open fireplace.
- Television. Internet.
- Fully-equipped kitchen, dishwasher, dishes and utensils for 12 people.

Initials :

**Main rooms :**

	Living room	Swimming pool	Bedroom 1	Bedroom 2	Bedroom 3
Floor	Ground floor	Ground floor	Floor 1	Floor 1	Floor 1
Number of windows	4+1 glass door	2 + 2 sliding bays	2	1	1 + fixed window
Exposure/view	SouthWest, high part of the land	NorthEast, view on the water body	SouthWest high part + SouthEast fields	NorthWest, view on guest house	NorthEast, view on the water body
Number of beds			1 bed for 2 persons	1 bed for 2 persons	1 bed for 2 persons ou 2 beds for 1 person
Heating	A/C hot-cold	A/C hot-cold	Radiator	Radiator	Radiator
Furniture	Sofa, Armchair, 2 persons armchair places. Table, Chair. TV Piece of furniture. Chairs	Table, Chairs	2 persons bed, Chest drawers, Table, Chair, 2 night Tables. Closet	2 persons bed, Chest drawers, Table, Chair, 2 night Tables. Closet	2 persons bed, Chest drawers, 2 persons sofa

**Secondary rooms :**

**Kitchen :** (Fully-equipped kitchen) - Cooker with oven and cooktops - Fridge-freezer, microwaves, dishwasher, storage cabinets.

**Shower room :** 1 (located in the swimming pool room). Shower, washbasin, toilets.

**Bath room :** 2 (1 in master bedroom with chamber 1 + 1 in the first floor). Bath tub, washbasin, toilets.

**4 ■ DESCRIPTION OF THE GUEST HOUSE**

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- Number of main rooms : 3 (bedrooms mezzanine included).
- Number of rooms: 3.

**Main rooms :**

	Bedroom 1	Bedroom 2	Bedroom 3
Floor	Ground Floor	Ground Floor	Floor 1 (Mezzanine)
Number of windows	Glass door + 2 windows	2 windows	1 fixed plate glass window
Number of beds	1 boat bed	1 bed for 2 people	1 bed for 2 people (Futon)
Heating	Electric	Electric	
Furniture	Chest of drawers, closet	Chest of drawers, closet	Mini bar. Night table

**Secondary room :**

**Shower room :** 2. shower, washbasin, toilets

**5 ■ DESCRIPTION OF THE OTHER STANDING STRUCTURES**

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**Fitness gym :**

- Number of main rooms : 1.
- Training bike, weight bench, dorsal machine, block squat, Roman chair, rower.
- Mini bar

**Chalet :**

The chalet is closed. It is reserved for the gardener.

Initials :

## 6 ■ ENVIRONNEMENT

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There are two Normandy houses located in the center of an enclosed 8100 square meters park.  
Car Park for 4 cars (+ possibility of car park in the path of the park).

**Several water bodies and a little lake in the park require a permanent supervision of children by adults (see chapter 12. Security).**

The property « le Bois l'Abbé » is located nearby Epaignes city, supermarkets (Lieuurey 5km), Deauville and Honfleur 30 km and 35 minutes away.

## 7 ■ PERIOD OF RENT

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This rent is accepted for an arrival ..... , (from ..... h),  
And a departure ..... , (before ..... h), or ..... nights  
It can not be extended, except prior and written agreement by the lessor.  
The initial contract or the extended contract have a duration at ninety days maximum.  
For the possession of the premises and the usual formalities, (check-in inventory, keys delivery, payment of the planned amounts), a rendez-vous is already scheduled on the date of .....  
In case of force majeure, these appointments can be changed provided that both parties are duly informed about it.

## 8 ■ RENT / RENTAL EXPENSES

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This rent is granted and accepted for the price of .....-€, rental expenses included.

## 9 ■ INCLUSIVE SERVICES

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The linens are supplied (linen of bed, bath towels, dish towels).  
Staple commodities are supplied (grocery, cleaning products).  
The housework is insured before and after the stay.  
A 70-€ package will be charged if the required time for the housework after the stay exceeds 6 hours.

## 10 ■ SERVICES NOT INCLUDED

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Before you leave, we ask you to empty and clean the fridge, microwave, oven, coffee maker, sink, and kindly collect all the dirty laundry in the living room.

## 11 ■ ACCESS PROVIDERS

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The lessee agrees to allow access to the providers: launderer, gardener, piscinist, deliverymen etc ... ..

## 12 ■ SECURITY DEPOSIT

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For the deposit and as a .... for the damages which could be caused, the lessee will pay, the day of entrance, **a 1,000-€ sum by check.**

This sum, non-interest bearing, will be returned once the lessee proves that :

- All the items the lessee had to leave in place and listed in the previous paragraph are in good condition;
- No piece of furniture, object or laundry is missing, damaged or dirty. If it is the case, its restoration or its replacement by an identical item is agreed with the lessor who accepted it ;
- The premises have not been damaged and are left clean (cupboards, garbages, refrigerator, toilets, white goods, dishes, etc.).

If the guarantee turned out insufficient to cover damages exceeding 1,000-€, the lessee already undertakes to complete the sum.

Initials :

## 13 ■ INSURANCE

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The lessor undertakes to subscribe an insurance for the house against the rental risks, on behalf on the lessee. The lessee has the obligation to indicate to the lessor, within twenty-four hours, any disaster occurring in the house or its standing structures or accessories.

## 14 ■ SECURITY

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As specified in the chapter "environment", the land is widespread and includes :

- In the entrance, to the left of the path, a pond with a water reserve (depth 1,5 meter).
- In the middle of the ground, behind the main house, a little marsh that can be hidden by the vegetation according to the season (depth 50 centimeters).
- At the bottom of the ground, an other pond, more or less deep according to the season (1,2 meter).

It is imperative that children are under permanent supervision by adults.

**The lessee declares to be aware of this constraint of a strengthened and permanent supervision of children, due to water bodies and the marsh located on the land.**

In addition, the bridge connecting the riverbank to the island is not designed for use for more than two people at a time.

## 15 ■ SPECIAL PRECAUTION: ACCREDITATION BASIN

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The cost of building this basin and the facilities and equipment, the fragility of the achievements and the financial and sentimental value of the Carpes Kois lead to the absolute respect of this space and to a maximum level of precaution that we ask you. Do not walk on the 50 cm edges, the coping and do not feed the fish or throw anything into the water. In addition, the pelvis is protected from herons and other intrusions by specific devices that it is better not to touch ...

## 16 ■ SCHEDULE OF PAYMENT - ADVANCE PAYMENT - BALANCE

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### **IN CASE OF CLASSIC PAYMENTS (as opposed to the on-line payment)**

THE DAY OF THE CONTRACT'S SIGNATURE, the lessee pays the sum of 50 % of the rent amounting .....-€, constituting the advanced payment and shall be deducted from the total sum to pay.

The check will be immediately cashed upon reception.

ON THE DAY OF ENTRY, the lessee undertakes to pay:

- The balance of the rental price, that is the sum of .....-€ + **20-€ of management fees in case of payment by check.**
- The security deposit, of 1,000-€ sum by check. This check will not be cashed and will be returned to the lessee by post under 10 days, except in case of "damages".

### **ON-LINE PAYMENTS OPTION**

THE DAY OF THE RESERVATION, the lessee pays, by Internet, through the website and in a secure way, the sum of 50 % of the rent constituting the advance payment and to be deducted from the total sum to pay.

THE RENT BALANCE AND THE SECURITY DEPOSIT can be paid:

- Either ONE WEEK BEFORE THE DAY OF ENTRY by Internet, via the site. The security deposit, sum of 1,000-€ by check, will be (remis) the day of the entry. The check will not be cashed and will be returned back by post under 10 days to the lessee after departure, except in case of "damages".
- Or THE DAY OF ENTRY,  
This balance of rent will be increased by + **20-€ of management fees in case of payment by check.**  
The security deposit, of **1,000-€**, by check, will be given the day of entry. This check will not be cashed and will be returned back by post under 10 days, except in case of "damages".

Initials :

**17 ■ GENERAL CONDITIONS**

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The rent is made for usual responsibilities and conditions of law and the lessee undertakes mainly to :

- Use the house for the exclusive use of housing without causing of disorders of neighborhood (noise, smells, smokes, lights, etc.);
- Not sale or sublet, even for free, except written agreement of the lessor;
- Hereby authorize the lessor to make any repairs required by urgency and necessity would appear during the rental period and without aspiring to a compensation or a rent rebate.

**18 ■ CANCELLATION CLAUSE**

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In case of payment default in the fixed terms or in case of non-fulfillment of the commitments mentioned here in, and five true days after a simple warning by registered letter remained fruitless, the present contract will immediately be cancelled and the lessor can avail of article 1590 of the French Civil Code to retain the advance payment paid as compensatory damages.

**19 ■ WITHDRAWAL - PENALTY CLAUSE**

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**WITHDRAWAL AT THE INITIATIVE OF THE LESSOR**

In case of withdrawal by the lessor, it is agreed that he will have to overturn, in seven days following the withdrawal, the double of the advance payment to the lessee.

**WITHDRAWAL AT THE INITIATIVE OF THE TENANT**

In case of withdrawal by the lessee, it is agreed :

- Withdrawal more than a month before the begining of the rent : the tenant will lose the advance payment.
- Withdrawal less than a month before the begining of the rent : the tenant will pay the lessor the equivalent of the total rent, as a penalty clause. To that purpose, the lessee will give the owner at the latest the day of the begining of the rent, the difference between the advance payment and the rent provided for in chapter 8.

**20 ■ ELECTION OF RESIDENCE**

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For the performance of the agreement hereby and its continuations, the parties elect residence :

The lessor : 1694 route du Bois l'Abbé - 27260 EPAIGNES.

The lessee : .....  
.....

Nevertheless, in case of dispute, the local court of the district where the rented places are located shall have exclusive jurisdiction.

Made in (place).....

In 2 copies, date : .....

The lessor

The lessee (s)

(Signature (s) preceded by the mention "read and approved")  
(Initials every page)

(Signature (s) preceded by the mention "read and approved")  
(Initials every page)

Initials :