



Short Term Rental Contract: Chez Claude, Paris

Between Anna and Bryan Pocock ("the Owners")

And ("The Lessee")

For the Rental of: Chez Claude, 1 Bedroom Apartment, Quai des Grands Augustins, 75006 Paris

Lessee details

First Name: Surname:

Address

(Please print clearly as we will be mailing you at this address)

House Number:

Street Name:

Suburb:

City:

Post Code:

Country:

Telephone

Home telephone:

Mobile Phone Contact while in Paris:

Rental Period

Check in:at 4 pm Check out:at 10 am

Number of Nights:

Occupancy

Number of adults: (One needs to be over 25 years)

Number of children: Age of children:

Maximum Occupancy: Four (4) People

Beds required:

Master Yes / No Double sofa Yes / No single pullout Yes / No

Arrival Time

Expected Time of Arrival (check in is 4 pm):

Arrival details (Flight number, place, time):

Rental Price

At the Rate of: € per night(1Bed) € per night (2 Beds) € per night (3 Beds)

Total Rental for Period €.....

1. Payment Information

1.1 General

The Rental includes:

- Water, electricity and gas
- One-time linen and towel set up
- Final cleaning, so long as this does not exceed 2 hours putting the apartment back to the condition it was rented in.

1.2 Credit Card Payments

MasterCard and Visa are the only credit cards accepted.

A 5 % surcharge will be added to the total rental for use of a credit card.

The attached Credit Card Authorisation form must be completed, personally signed and either emailed or faxed back to the owner.

No reservation is effective before the credit card payment has been authorised by the bank and confirmed in writing by the Owner.

On check in the same credit card must be presented for verification as well as a photo ID.

1.3 Payment into Owners French Bank account, GBP Account, Australian Bank Account or USA Account

Payment can be made into the owners USA (Wells Fargo) Bank Account or GBP Account (Clydesdale Bank) or BNP Paribas Euro Account based in France or Australian Bank Account (NAB). Currency conversions will be agreed and details will be provided.

1.3a Deposit

A deposit, being 25% of the rental amount for the term of the reservation, shall be paid upon signing the present lease when the aforementioned Apartment is reserved. No reservation is effective before the Instalment is received and confirmed in writing by the Owner. Failure to pay this amount within five (5) days from the signing of the contract will void the agreement.

The balance of 75% of the total amount is payable 60 days before the apartment is placed at disposal. Not paying the balance on or by the date mentioned is deemed to be an effective cancellation of the rental, the 25% Instalment remaining the Owner's final property.

In the event of a late reservation (less than 60 days before the apartment is to be placed at disposal) the total rental amount will be claimed when the present lease is signed. No reservation will be effective before the total rental amount is received in an approved manner by the Owner.

All bank fees are to be paid by the Lessee.

1.4 Security Deposit

The Security deposit is paid to meet the damages that might be caused to the rented apartment and the various charges related to such damages. Should the Security Deposit not cover the costs of any such damages, the Lessee will be held liable for the balance of the costs.

Security Deposit (Credit Card)

Should you pay by credit card any damage to the apartment as discussed below we will make a further charge to your credit card after check out.

The Lessee warrants that their bank will authorise this transaction.

The Lessee will be contacted within 48 hours of departure if there is to be a claim on the security deposit, and the Lessee will have the following 48 hours to respond. After this period the claim will be considered final and the credit card will be debited.

Security Deposit (Bank Transfer)

A Security Deposit of €500 (or equivalent currency) is to be paid to the nominated bank account with the final instalment. The security deposit is refundable, and will be returned in full if there is no damage to the apartment or extra costs incurred provided the following provisions are met:

- a. No damage is done to the apartment or its contents, beyond normal wear and tear.
- b. No extra cleaning is incurred to reinstate the apartment back to the condition it was rented in (€29 per hour)
- c. All debris, rubbish and discards are placed in the outside rubbish bins, and soiled dishes are placed in the dishwasher and cleaned.
- d. No linens, floor coverings, fixtures and fittings or upholstery are lost or damaged.
- e. All charges accrued during the stay are paid prior to departure.
- f. No early check- in or late check- out unless specifically agreed in writing.
- g. If you lose our keys (€150 per set will be charged)
- h. It is a non-smoking apartment, we will charge you €150 should we have to air the apartment.
- i. You cause the computer or live box to be unworkable and we have to call out our computer expert (€60 per hour)
- j. You use the fixed line telephone or special or mobile number with the Internet telephone and incur charges.

1.5 Insurance

It is necessary to have full travel insurance cover for each person staying at Chez Claude. Please ensure that you have a robust travel insurance policy for all guests.

The owner disclaims all liability for the recourse their insurance company might exercise against the Lessee in the event of any damage whatsoever.

1.6 Repayment and Cancellation

The Owner's failure to place the premises at disposal leads to payment of a penalty to the Lessee equivalent to the amounts that the Lessee has already paid. In such case the Lessee may not exercise his/her rights to obtain pecuniary damages. Any interruption of the stay on the lessee's part for any reason whatsoever may not give rise to any repayment. Cancellations or changes that result in a shortened stay forfeit the full advance payment. Cancellation or early departure does not result in any refund of rent or deposit. The client is to purchase a travel insurance policy to cover a cancellation.

1.7 Internet Use

HIGH SPEED WIRELESS INTERNET AND CABLE TV is provided as a convenience only and is not integral to the lease. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to service. Restrictions - You agree that you will not:

- give out the wireless internet password outside of your rental party
- reset, erase or modify the router password;
- transmit or download any material that is unlawful;
- transmit or download any material that infringes copyright or other proprietary rights of any party;
- use the internet for excessively high volume data transfers.

Internet use will terminate immediately if you fail to comply with any of these terms or conditions.

No warranty is provided for Internet use. Internet use and related equipments are provided "as is" without warranty or guarantee of any kind. In no event shall the Owner be liable for its use. By electing to use Wi-Fi, you assume all risk and hold us harmless in the event of any damage you may suffer due to security breaches.

2. Lessee's Obligations

2.1 Duration

This contract is a short term rental agreement and the lessee cannot use the Apartment address for their permanent address, unless they have prior written authorisation from the Owner. The mail box is **never** to be used.

Anna and Bryan Pocock, or their agent reserves the right to access the apartment at any time for maintenance or surveillance reasons.

Renting time may not be extended without the Owner's prior agreement.

Check in is after 4 pm and check out is 10 am.

Check in after 7 pm incurs an extra charge of €20 payable in cash to the person doing the greeting, such payment to be made on arrival.

2.2 Number of Occupants

Chez Claude shall on no account be occupied by a number of persons exceeding that mentioned in this contract, except with the Owner's written consent.

No event or function implying a higher number present at Chez Claude than that mentioned in this contract - including but not limited to marriages, birthdays parties, or gatherings - will be allowed without the Owner's prior written consent.

Any commercial use is strictly prohibited. The lessee certifies that the rental is for tourism purposes only.

2.3 Conduct

The Lessee agrees to respect the quietness of Chez Claude and the surrounding neighbourhood. The Lessee agrees not to hold any kind of gathering which could inconvenience Chez Claude neighbours.

The lessee agrees that this is a no smoking apartment.

The lessee agrees that pets are not permitted under any circumstances.

2.4 Security

If the Lessee vacates Chez Claude without first making an appointment with the Owner or Manager, and takes with him/her the keys or any other means of gaining access to Chez Claude, the Lessee is liable to pay the costs of changing the locks and making the apartment secure again. These costs will be deducted from the Security Deposit

2.5 Falsified Reservations

Any reservation obtained under false pretence will be subject to forfeiture of the advance payment, deposit and /or rental money, and the lessee will not be permitted to check in.

2.6 Written Exceptions

Any exceptions to the above mentioned policies must be approved in writing in advance.

I hereby give permission to charge my credit card for the amounts above or

I will immediately transfer the funds as outlined in the above agreement.

I agree that all rental monies are non-refundable per the cancellation policy. I have read my rights to purchase travel insurance.

By Signing Below, I agree to all terms and conditions of this agreement.

Signature:

Date:

Credit Card Authorization Form

If you wish to use a credit card for this rental, please provide the following information

Name on Credit Card

Credit Card Billing Address

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City State Zip Code

Type of credit card: Master Card / Visa

Credit Card Number:

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Expiry Date

Secure ID

(3 digit numbers located on back of card by the signature)

Amount to be Charged (Euro) €

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

By signing below, I agree to all terms and conditions of this agreement.

I understand that I must present the same credit card at check in for verification as well as photo ID.

Signature:

Date:

Damage Beyond Normal Fair Wear and Tear

Should damage as described in clause 1.4 (a) to (j) be incurred, I hereby give permission to charge my credit card for the amount described. I understand my obligation to have valid travel insurance for the duration of my stay at Chez Claude.

Signature:

Date: