



La Maison Rose

www.littlehouseinfrance.com

littlehouseinfrance@me.com

(626) 281-6722 / (626) 688-2775 (cell)

VACATION RENTAL AGREEMENT & INFORMATION SHEET

PLEASE SIGN AND RETURN WITH \$300 DAMAGE DEPOSIT

TENANT NAME(S):

TENANT ADDRESS:

STREET

APT

CITY, STATE (OR PROVENCE, ETC.)

COUNTRY

TENANT PHONE(S) & E-MAIL ADDRESS:

PHONE 1: () _____

PHONE 2: () _____

E-MAIL: : _____

RESERVED DATES:

IN: _____ OUT: _____

NUMBER OF GUESTS: _____ ADULTS _____ CHILDREN (AGE 5-17)

SORRY, PETS ARE NOT ALLOWED



1. **AGREEMENT:** SCI Rue des Epoux Tramier, the Owner, and Tenant agree as follows: Above Tenant is an adult and will be an occupant of the home during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.

2. **PETS:** Sorry, we cannot accept pets. Should it be determined that pets have been brought into the home you will be required to vacate immediately with no refund, and additional cleaning charges may be applied towards your security deposit.

3. **SECURITY DEPOSIT:** The security deposit is \$300 for a 1-3 week rental. The security deposit check is due **WITHIN 30 DAYS** of your reserved arrival date (mailing information is below). **FAILURE TO RECEIVE YOUR MONIES WITHIN THE 30 DAY PERIOD MAY RESULT IN CANCELLATION OF YOUR RESERVATION.** Your security deposit is fully refundable within 14 days of termination of occupancy provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Tenant is liable for all replacements and repairs that are outside what is considered normal wear and tear.

4. PAYMENT SCHEDULE:

50% of total Rent Quoted upon booking.

50% of total Rent Quoted 30 days before scheduled arrival date.

Security Deposit Check for \$300 USD 30 days before scheduled arrival date.

5. **CANCELLATION:** Should you wish to cancel this reservation, notice of cancellation **MUST BE IN WRITING**. PLEASE NOTE that you will forfeit all sums paid, except your security deposit, unless we are able to re-rent the property to someone else, at the same rate, for the same period. We recommend purchasing **VACATION INSURANCE**, if available in your area, if you think there is a possibility that you may cancel your trip.

6. **CHECK IN:** Check in time is 4:00 PM or later. **EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY AND PRIOR APPROVAL IS REQUIRED.** Keys will be ready for pick up at property location. Keys **WILL NOT** be issued with a balance owing or without a signed rental agreement in the owners, or owner's representatives, possession.



7. CHECK OUT: **Check out time is 10:00 AM.** Please leave all keys, remote controls at the location. A \$50 fee will be charged to duplicate keys if they are lost or removed from the property. If a late checkout is desired, please coordinate directly with our property manager and we will make every reasonable attempt to accommodate your schedule. Note that due to cleaning schedules this is not always possible.

8. CLEANING: The property will be inspected, sanitized and cleaned after your departure. The rental fee you have paid will provide for normal cleaning so that you can enjoy your vacation up to the last moment. **YOU ARE REQUIRED** to leave the property in the same general condition that you received it by making sure, dishes are done and put away, and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of 25 euros per hour.

9. TELEPHONES: As a courtesy to our guests, our phone allows for unlimited local and long distance calling (in France). Note that calls to cell phones may result in connection charges to the recipient. **OWNER** cannot be held responsible should the phone service be non-operational for any reason (such as internet outage), and it is advisable to have an alternate phone option, such as a cell phone.

10. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen. **THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE NECESSARY.**

11. WHAT YOU SHOULD BRING: Plan on packing your personal toiletry items. We provide enough paper towels and toilet paper for normal usage. Should you require more they are available from the local market.

12. TENANTS LIABILITY: Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Tenant agrees to reimburse Kendrick Wallace for costs incurred to repair/replace damaged items.

****NOTE:** Familiarize yourself with the use of the washing machine. It is different that typical US machines and the handle **LOCKS** until the machine cools down.



If you force the handle open it WILL break. This will cost approximately 75 euros to repair. The manual is in the bathroom storage closet.

13. SLEEPING CAPACITY/DISTURBANCES: Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: A.) Occupancy exceeding the sleeping capacity stated on the reservation confirmation. B.) Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C.) Causing damage to the premises rented or to any of the neighboring properties. D.) Any other acts which interferes with neighbors' right to quiet enjoyment of their property.

14. HOLD HARMLESS: The Owner does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will The Owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

15. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold The Owner free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

16. PAYMENT BY CHECK: We regret that we cannot accept payment by check (except the damage deposit). All payments must be made on-line via PayPal, or via direct wire transfer. Keys will not be issued until the check has successfully posted to PayPal, or cleared the bank.

17. MAILING ADDRESS: This signed agreement along with a damage deposit check for \$300 USD (payable to Kendrick Wallace) should be mailed to:

Kendrick J. Wallace
350 Duane Avenue,
San Gabriel, CA 91775
USA

LITTLE HOUSE IN FRANCE

PLEASE REMEMBER THAT YOU ARE RENTING OUR PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

TENANT

SIGNATURE _____ DATE _____

OWNER

SIGNATURE *Kendrick Wallace*

MERCI, AND ENJOY YOUR STAY IN FRANCE!