



SEASONAL RENTAL CONTRACT

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 PROPERTY SALES AND RENTAL

DATE	CONTRACT NO	ARRIVAL 5PM	DEPARTURE 10AM	RENTAL PROPERTY
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We are pleased to confirm receipt of the deposit of the amount shown below and would like to kindly ask you to take into account the rental conditions mentioned in this document and the annex.

Our agency has been duly elected to rent out the following property for the rental period and fee indicated on this document, to the tenant whose name and address is shown below.

FINANCIAL CONDITIONS	
<p>Upon arrival you must bring this document with you and show it to our representative.</p> <p>VERY IMPORTANT</p> <p>A first example of this contract must be dated and returned to us WITHIN THREE DAYS, it must be signed with the following "LU ET APPROUVE" written on it by the signature.</p>	<p>Rental amount:</p> <p>Cancellation insurance: N/A</p> <p>Admin fees: Free of charge</p> <p>Deposit fee:</p> <p>Tourist tax:</p> <p>Balance fee (1 month before the stay):</p> <p>Deposit paid on card:</p> <p>Maximum no of people:</p>
<p>Key pick up: between 5 p.m. and 6:30 p.m. at the agency after payment of all the necessary fees.</p>	
<p><u>VERY IMPORTANT</u></p> <p><u>Rent and deposit:</u> The tenant must pay the balance of the rental price and the guarantee deposit one month before the beginning of their stay.</p> <p><u>Tourist tax:</u> Sum paid to the local council, to be paid one month before the stay to facilitate your arrival.</p> <p><u>Number of beds:</u> It must not in any case exceed the maximum number of people agreed</p> <p><u>Pets:</u> Not permitted.</p> <p><u>Key pick up:</u> Upon arrival, at the agency between 5 p.m. and 6:30 p.m. on condition of payment of all the necessary fees.</p> <p><u>Covid:</u> In case of a pandemic, if the resort has to shut or if we are banned from travelling, we will offer to postpone the stay or to refund you</p>	<p>THE TENANT, having acknowledged this present contract and agreed to all the conditions set out below or on the reverse side of the page, accepts without reservation and signs with full knowledge of all the facts.</p> <p>"Lu et approuve" (Read and approved) Bon pour accord (Fully agreed)</p> <p style="text-align: center; margin-top: 20px;">Signature</p> <p>See rental conditions on reverse side.</p>

1 OCCUPATION OF THE PREMISES

The premises may only be used as a holiday residence. The tenant must occupy the premises himself and cannot sub-rent or give up his rights to this present contract without the formal consent of the lessor. Any professional activity in the rental premises is strictly forbidden.

The tenant must respect the internal regulations of the building, especially with regards to noise, hanging out the laundry, cleanliness, the disposal of household rubbish etc.

The apartments are rented until the times and dates fixed in the contract. The tenant commits to accepting the rental property in the state that they find it upon taking possession of the property and such.

On the day of arrival, the apartment will be available from 5 p.m. unless otherwise formally agreed between the two parties concerned. In the case of arrival after 6 p.m. the tenant must notify the lessor in order to organise their arrival. On the day of departure, the apartment must be vacated by 10 a.m. and left in a perfectly condition, the keys must be given back to the lessor.

If the number of occupants appears to be superior to the number agreed on the contract, the lessor has the right to refuse entry to the property or to charge a supplementary fee of 60 EUROS TTC per person.

Pets are prohibited.

The tenant commits to lodging no more than the number of people foreseen in the rental conditions without having previously informed the lessor and having obtained a written and signed agreement from the lessor. At risk of the lessor being in full right to terminate the lease immediately and to evict the tenant and withhold any rental profit without any further ado. The tenant must supply the lessor with a list of all the people, adults and children, who will be occupying the property, including their full name, age and address.

2 TARIFS AND CONDITIONS OF PAYMENT

The rental price includes administration fees, rental and service charges. Upon signing the contract, the tenant pays the lessor a deposit of 25% of the full rental price for the rental period. The balance of the rental fee and any other eventual fees for pre-reserved annexed services, are due one month before the date of arrival. In the case of reservation less than one month before the date of arrival, the whole sum of the rental and any extra services will be demanded at the time of reservation. The keys will only be given once any extra charges (if necessary), the tourist tax, and the fixed guarantee deposit are paid.

In the case of non-payment by the fixed date, or of non-fulfilment of any of the clauses of the contract, and if unsuccessful after 8 days of notice, the lessor may demand an immediate termination of the contract and the tenant must leave the premises upon the simple order of a referred judge.

3 DEPOSIT GUARANTEE

The apartment, the furniture and equipment, must only undergo the normal wear and tear of the use it is destined for. The deposit guarantee is paid to cover any eventual costs for damage caused to the property, the equipment or furniture, the residence building in general, as well as different charges or consumption. The guarantee deposit given to the lessor will be refunded one month after the tenant's departure, unless any damage, charges or consumption is taken note of. In the case of a payment being deducted from the guarantee deposit, the remainder will be paid back to the tenant within a month of deduction of the necessary repair fees or any other eventual charges. If the amount of the deposit guarantee is insufficient to cover the costs, the tenant agrees to pay any extra cost.

4 CONDITION OF PREMISES AND TENANT OBLIGATIONS

Upon arrival, the tenant is expected to check the inventory and the condition of the premises. In the case of disagreement, the tenant has 72 hours to signal to the lessor any unsatisfactory condition that he has taken note of. Once this delay has passed, it will be assumed that the premises were taken over in perfectly satisfactory

condition. The tenant will authorise any work or repairs, incumbent upon the lessor, to be carried out on the property or the building, which are deemed urgent or necessary during the occupation of the premises.

Before departure, the tenant must put any furniture or furnishings back in their original place. The tenant commits to returning the premises and the furniture in perfect order. To be noted: disposal of consumables, food, garbage...

The tenant must refrain from the disposal of anything in the washbasin, bath, sink, toilet etc. that may obstruct the piping. In the case of negligence, they will be responsible for any necessary repair costs.

Upon departure, the tenant must carefully lock the premises and return the keys to the lessor. If they fail to do so, the cost for the replacement of the lock and key barrel will be deducted from the deposit guarantee.

5 OBLIGATIONS OF THE LESSOR

The lessor commits to making the premises available for rental in excellent condition and respecting all the obligations of the present contract.

6 CONDITONS OF CANCELLATION With the option "SEASONAL RENTAL CANCELLATION INSURANCE" from the lessor.

Any cancellation by the tenant must be notified in writing to the lessor and will not be accounted for until the lessor has received the letter. The complete general cancellation conditions are available from the lessor. In the case of cancellation of the contract duly motivated by the tenant (extract of cancellation conditions attached to present contract) any sum already paid by the tenant and effectively cashed in, may be reimbursed by the lessor's insurance, upon presentation of convincing supporting documents.

In the case of unduly motivated cancellation, uncovered by the lessor's insurance company, or in the case of "not turning up" at the date of arrival, the total cost of the stay becomes due for payment immediately except for in the case of absolute necessity according to act 1148 of the civil law (illness, accident or hospitalisation are not cases of absolute necessity...). The lessor reserves the right to recover any amount due by the necessary legal means.

If the tenant occupies the premises after the agreed arrival date, or vacates the premises before the agreed departure date, he cannot claim a reimbursement for the dates of non-occupancy. In the case of non-occupancy 48 hours following the date of the beginning of the contract, and in the absence of any complementary information, the contract will be cancelled within full right, and the tenant will be responsible for paying the full rental balance.

In the case of withdrawal on behalf of the lessor, and the impossibility of lodging the tenant in an apartment equivalent to the present apartment, the lessor is required to pay the double of the deposit sum to the tenant within 7 days of his withdrawal.

7 CONDITIONS OF CANCELLATION Without the option "SEASONAL RENTAL CANCELLATION INSURANCE" from the lessor.

Any cancellation by the tenant must be notified in writing to the lessor and will not be accounted for until the lessor has received the letter. In the case of withdrawal more than a month before the lease has taken effect, the tenant will lose the deposit paid. In the case of withdrawal less than one month before the lease has taken effect, the tenant will pay by penalty clause, the difference between the deposit amount and the balance for the rental period. The lessor reserves the right to recover any amount due by the necessary legal means.

If the tenant occupies the premises after the agreed arrival date, or vacates the premises before the agreed departure date, he cannot claim a reimbursement for the dates of non-occupancy.

In the case of non-occupancy 48 hours following the date of the beginning of the lease, the contract will be cancelled within full right, and the tenant will be responsible for paying the full rental balance.

In the case of withdrawal on behalf of the lessor, and the impossibility of lodging the tenant in an apartment equivalent to the present apartment, the lessor is required to pay the double of the deposit sum to the tenant within 7 days of his withdrawal.

8 RESPONSIBILITY OF THE TENANT

The lessor denies any responsibility concerning any risk incurred by rental to any furniture belonging to the tenant, in particular in the case of fire, broken windows, theft or water damage. Any of the tenant's objects or personal belongings are his own responsibility. These goods are in no way covered by any insurance for the building or the lessor. The tenant is therefore entirely responsible for insuring any of his personal objects or belongings, especially with regards to theft. Furthermore, the tenant is responsible for taking out an insurance policy with an insurance company to cover any tenant's risks as well as for objects, as for third party. The tenant must be able to provide proof of this if requested to do so by the lessor. The lessor denies responsibility for any eventual claims made by his insurance company against the tenant in the case of an accident.

9 COMPUTER DATA PROCESSING

The lessor is authorised to register any of the information in this document on a computer file. According to the law of 6th January 1978, the tenant has the right to access and to correct any information, formulated with the lessor. The details of implementation will be agreed by both parties.

10 NATURAL AND TECHNOLOGICAL RISKS

It is to be reminded that, in conformity with the law of 30th July 2003, on damage prevention and of act L 125-5 of the environmental code, the tenants of premises situated in a zone covered by a prevention plan for foreseeable natural and technological risks, prescribed or approved, or in a seismicity zone defined by a Council of State order are informed by the lessor of any risks mentioned in these plans or orders. In view of the "seasonal" and temporary occupancy of the premises, the lessor holds at the tenants disposal, any of the relevant documents showing the laws and orders, the state of risks per district, and the plan of zones at risk updated by the council and the prefecture.