



3Houses

Terms and conditions

1. **Duration of stay** : the client having signed this contract for a defined duration has under no circumstances whatsoever the right of staying beyond that agreed period.
2. **Conclusion of contract** : the reservation will come into effect as soon as the client has paid 50% of the rental fee as well as returned a signed copy of the contract to the landlord. The client will keep a copy. The contract concluded between the two parties cannot be extended to a third party without a written agreement on the part of the landlord. Any breach of the above will result in the immediate cancellation of the contract at the client's expense.
3. **Cancellation on the part of the client** : any cancellation must be addressed in writing to the landlord (registered letter, or email).
 - a) Cancellation before the arrival : the landlord keeps the deposit. The balance is due if the client cancels less than 30 days before the agreed arrival. If the client does not present himself to the landlord within 24 hours after his agreed time of arrival at the premises, the landlord has the right to reclaim the house. In this case the paid deposit will not be refunded and the balance has to be paid by the client.
 - b) If the client leaves before the agreed duration, the landlord will keep the total of the rent paid. There will be no refund.
4. **Cancellation by the landlord** : the landlord will refund the total of the money paid. In addition, he will pay a compensation of at least the same amount which the client would have paid in similar circumstances.
5. **Arrival** : if the client cannot check in at the date and time stated in the contract he has to inform the landlord.
6. **Balance** : The balance has to be paid at the arrival on the premises.
7. **Visitor's tax** : this is a local tax which has to be paid to the landlord who in turn is obliged to pass it on to the local tax office.
8. **Deposit** : the client has to pay a deposit stated in the contract. In case of any damages caused by the client, this deposit will not or only partly be refunded, depending on the nature of the damages.
9. **Inventory, cleaning** : at the arrival of the client an inventory of the bungalow is established which is signed both by the client and the landlord. In case of complaint or claim this will be the sole document of reference. In this document the state of cleanliness must also be noted. The cleaning of the place during and at the end of the stay is the client's responsibility. Should the landlord be obliged to have the place cleaned its cost is paid by the client according to what has been agreed in the contract.
10. **Peace and quiet** : the client is obliged to respect the quiet and peaceful nature of the place.

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11. **Number of guests** : there is a maximum capacity of the bungalow. The landlord has the right to refuse any person exceeding this number. Any disrespect thereof by the client will result in the cancellation of the contract.
12. **Pets** : the contract states whether or not pets are allowed on the premises. If need be, the landlord can refuse any pets to enter the premises. Any disrespect of this point will lead to the contract's cancellation at the charge of the client.
13. **Insurances** : in the case of damages caused by the client it is his insurance that will cover the costs.
14. **Payment** : the additional charges , not included in the rent, have to be paid before the client's departure according to what is stated in the contract. The client will be handed out a receipt.0
15. **Complaints** : any complaints of the bungalow must be addressed to the landlord within 3 days after the date of arrival agreed to in the contract. Any other complaints must be communicated to the landlord as soon as possible.
16. **Personal data** : According to the law of 06/01/1978 the client has the right of access and correction of his personal data. The landlord must not give this information to other companies or organisations.

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