

## SEASONAL LEASE AGREEMENT

*In order to simplify the process, you may fill in this form directly on your computer and then print it or print the blank form and then fill it in by hand*

### BETWEEN THE PARTS :

**On one part**, hereinafter, the **LANDLORD** :

**M**    **Mrs**    **Miss**

Name : \_\_\_\_\_ First Name : \_\_\_\_\_

Address : \_\_\_\_\_

Zip Code : \_\_\_\_\_ City : \_\_\_\_\_ Country : \_\_\_\_\_

Phone number : \_\_\_\_\_ Mobile : \_\_\_\_\_

**ON the other part** hereinafter, the **TENANT** :

**M**    **Mrs**    **Miss**

Name : \_\_\_\_\_ First Name : \_\_\_\_\_

Address : \_\_\_\_\_

Zip Code : \_\_\_\_\_ City : \_\_\_\_\_ Country : \_\_\_\_\_

Phone number : \_\_\_\_\_ Mobile : \_\_\_\_\_

### DESIGNATION :

The seasonal lease refers to one furnished apartment located in :

86, boulevard de la Tour Maubourg – 75007 Paris – FRANCE

This agreement is granted for \_\_\_\_\_ adults and \_\_\_\_\_ children up to 12 years.  
No animals are allowed in the apartment.

### DURATION :

The hiring will begin on \_\_\_\_\_ as from 4 p.m. until \_\_\_\_\_  
before 11 a.m.

## **RENT :**

The net rent for the season is \_\_\_\_\_ euros per day or \_\_\_\_\_ euros per week, charges included.

For a one-month rent or more, please consult the landlord.

Down payments will be versed as of reception of the contract, for an amount of \_\_\_\_\_ euros accounting for 20% of the net rent for the season.

The balance shall be versed when entering the property.

If the tenant does not regulate the balance on his arrival, the landlord will regain the apartment without having to refund the amount of the versed down payments

## **DEPOSIT :**

A deposit shall be paid upon entering the property for an amount of \_\_\_\_\_ euros corresponding to 20% of the price of the net rent, to be paid by cheque or cash.

This deposit will be returned the day of the departure or at the latest within the 10 days after.

The deposit should not be considered by the tenant as part of the payment of the rent. It will be due to the landlord in the event of damages made by the tenant. If the amount of the losses exceeds the amount of this deposit, the tenant commits to pay the difference upon leaving the apartment. The landlord commits himself to justify the amount necessary for repairing the damage. In the event of no agreement between the parts, it is the court of the place where the apartment is rented which is competent.

## **VISITOR' S TAX :**

The tax is 1, 20 euros per day and per person.

## **INVENTORY OF FURNITURE AND APPLIANCES :**

The description and inventory of furniture and various equipments is done at the beginning and the end of the stay by the landlord or his representative, and the tenant

In 2 copies :

At : \_\_\_\_\_ on : \_\_\_\_\_ (yy.mm.dd)

Signature of the tenant  
(preceded by the mention « read and approved »)

Signature of the landlord or  
representative

**NB** : The tenant returns the 2 copies of the leasing agreement signed as well as the general conditions and with the cheque of down payment. Shall the copy of the tenant not be returned within 10 days, the request will be cancelled. The landlord returns 1 signed copy.

## DESCRIPTION OF THE PROPERTY

### General information :

|                                      |                        |                                |
|--------------------------------------|------------------------|--------------------------------|
| Liveable surface : 52 m <sup>2</sup> | No. of parts: 3        | No. of sleeping places: 4 max. |
| No. of rooms : 1                     | No. of bathrooms : 1   | No. of WC : 1                  |
| No. of double beds: 1                | Bed sofa, 2 people : 1 | Exposure : South - West        |

### Living room / Dining room :

|                      |                    |          |
|----------------------|--------------------|----------|
| 1 bed sofa, 2 people | 1 table + 4 chairs | 1 bureau |
|----------------------|--------------------|----------|

### Room / Dressing room :

|                    |               |                 |
|--------------------|---------------|-----------------|
| 1 bed for 2 people | 1 flat screen | 1 dressing room |
|--------------------|---------------|-----------------|

### Kitchen :

|                        |                      |              |
|------------------------|----------------------|--------------|
| 1 gas stove            | 1 furnace            | 1 dishwasher |
| 1 refrigerator/freezer | Crockery and cutlery | 1 microwave  |
| 1 kettle               | 1 coffee machine     |              |

### Bathroom :

|                                 |
|---------------------------------|
| 1 bathroom with bath-tub and wc |
|---------------------------------|

### Domestic equipment:

|                          |                  |                                |
|--------------------------|------------------|--------------------------------|
| 1 washing machine drying | 1 vacuum cleaner | 1 iron board and domestic iron |
|--------------------------|------------------|--------------------------------|

### Multimedia equipment:

|                            |                         |     |
|----------------------------|-------------------------|-----|
| Access to internet / Wi-fi | Television + DVD player | Fax |
|----------------------------|-------------------------|-----|

### Other

|                                    |                         |                  |
|------------------------------------|-------------------------|------------------|
| Bed linen provided : yes           | Feather bed-sheets: yes | Hand towels: yes |
| Tablecloths and sets of table: yes | Kitchen towels: yes     | Napkins: yes     |

## GENERAL CONDITIONS

The present agreement is made under the following ordinary and legal conditions that the tenant commits to accept

1/ Both parts agree that in the event of cancellation:

*. of the tenant :*

- More than one month before the effective date of the lease, the tenant loses the down payments.
- Less than one month before the effective date of the lease, the tenant will pay the difference between the down payments and the total rent, as penalty.

*. of the landlord :*

- In the 7 days following cancellation, the landlord will pay the double of the down payment.

2/ If a delay of more than four days were not announced by the taker, the landlord will have the right to try to rent the housing while preserving faculty of taking legal action against the tenant.

3/ The tenant has the obligation to use the property personally, to occupy it as a responsible person and maintain it. All equipment is in good working order and any claim made more than 24 hours after arrival cannot be accepted. Any repairs made necessary due to negligence or poor maintenance during the stay will be at the tenant's cost. The tenant has a duty to make sure he or his entourage does not trouble the neighbourhood's tranquillity.

4/ The property is let furnished with kitchen equipment, tableware, glassware, bed linen and pillows as stated in the description sheet signed by the tenant on arrival. If necessary, the landlord or his representative will have the right to claim the tenant at his departure, the price of the cleaning (fixed contractually at .....), the total value at the price of replacement of the objects, furniture or materials broken, cracked, notched or deteriorated and those whose wear would exceed the normal for the duration of the hiring, the price of cleaning the dirty bed linen, an allowance for damage of any nature concerning the blinds, wall paint, ceilings, carpets, panes, bed linens...

5/ The tenant commits to insure himself against the tenant's risks (fire, damage of water). The lack of insurance, in the event of disaster, will give place to damages.

The landlord commits himself to ensure the apartment against the risks on behalf of the tenant, the latter having the obligation to inform him, within 24 hours, of any disaster which may have occurred in housing.

6/ The tenant will have no right to deny access to the landlord or his representative should he express the wish to visit the premises

Signature of the landlord

Signature of the tenant

(preceded by the handwritten mention « read and approved »)

## INVENTORY OF FIXTURES

Joint inventory the property, the furniture and various equipment to be included with the leasing agreement.

Inventory at the beginning of the stay

Inventory at the end of the stay

***1/ Address of the property being hired :***

86, boulevard de la Tour Maubourg – 75007 Paris - FRANCE

***2/ Names and addresses of the parts:***

- *Name and address of the landlord, the financial backer :*

- *Name and address of the tenant, the taker :*

***3/ General conditions :***

In accordance with article 3 of the law n° 89-462 of July 6, 1989, an inventory of fixtures must be established jointly between the parts during the handing-over of the keys to the tenant and during its restitution.

***4/ Inventory room by room:***

This joint inventory was drawn up in 2 copies between the undersigned that recognize it exact.

At : .....On : .....

Signature of the tenant  
(preceded by the mention « certified exact »)

Signature of the financial backer  
(preceded by the mention « certified exact »)