

Rental Agreement – furnished holiday villa

The undersigned,

1. Allied Leasing B.V., Soestdijkseweg Zuid 253, 3721AE Bilthoven, authorised to represent the owner of the villa, situated at Route de Lardit 760, 40200 Pontenx Les Forges, France („the villa“, as described on the website <http://www.alliedproperty.net>), hereinafter referred to as „the Lessor“, and
2. Mr- / Mrs.

Date of birth:

Full address:

Postal code:

Town/Country:

E-mail address

Telephone:

Mobile Telephone:

hereinafter referred to as „the Lessee“
hereby declare to have agreed on the letting, respectively the
renting of the aforementioned villa for the period
- - 200 t/m - - 200

in accordance with the following terms and conditions for a total
amount of Euro:

The Lessee declares to transfer a downpayment of 25% of the
aforementioned total amount to the bank account of Allied
Leasing B.V. (BIC: ABNANL2A IBAN: NL27ABNA0425699900)
within 8 days following Lessors agreement to let the villa to the
Lessee for the period and amount mentioned above. Lessor will
express his consent to the letting either via e-mail and/or by
countersigning and returning a copy of this agreement). Lessee
will ensure that the balance of the total amount due will be
received by the Lessor latest on the 28th day preceeding the
commencing of the renting. Non payment or untimely payment of
the balance due may be interpreted by the Lessor as the
Lessee's decision to cancel the renting of the villa. In case of non
or non timely payment the Lessee forfeits his rights under this
agreement.

In case the Lessor's consent to the letting is being received by the
Lessee within 28 days from the commencement date of the
letting, the Lessee will immediately but in any case within 8 days,
transfer the total amountn, as mentioned above to Lessor's bank
account

Additional costs

Upon arrival in the villa, the Lessee will be provided with 20
towels (for use inside of the house only), as well as bedlinen for
10 persons, irrespective the number of persons residing in the
villa during the renting period. For the use of towels and bedlinen,
as well as well as for the cleaning at the end of the renting period,
an amount of Euro 200 will be due by the Lessee. Additional
bedlinen/towels can be rented at Euro 12 per person. For the use
of electricity, the Lessee will be charged an amount of Euro 0,15
per kWh. Charges for bedlinen/towels and electricity will be due
by the Lessee at the end of the renting period and will be
deducted from the Security Deposit.

Security Deposit

Upon arrival in the villa, Lessee will pay a Security Deposit of
Euro 500 in cash to the local caretaker. After deduction of costs,
as described in the previous paragraph, as well as possible
charges for damages, the security deposit will be returned to the
Lessee upon departure at the end of the renting period. The
Lessee declares that he will have a third party liability insurance
in place during his stay at the villa which insurance will cover any
major damages caused by the Lessee, or co occupants of the
villa. Any damages will be reported by the Lessee to the local

caretaker and/or the Lessor within 24 hours upon the related
occurrence.

Cancellation clause

In case the Lessee wishes to cancel his reservation under this
agreement, for any reason whatsoever, the following charges (as a
percentage of the total amount mentioned earlier in this agreement) will
be due by the Lessee to the Lessor :

- (to the extent applicable) from the date of Lessor's
confirmation until the 57th day prior to the commencement
date: 10%
- 56th day until the 29th day prior to the commencement date:
25%
- 28th day until the 6th day prior to the commencement date:
75%
- 5th day until one day prior to the commencement date:90%
- commencement date:: 100%.

Maximum number of occupants/pets/arrival & departure

The Lessee declares to have been informed that a maximum number
of 10 occupants are allowed to stay overnight in the villa. Non
compliance with this clause, or any other clause to which the Lessee is
bound, may cause termination of this agreement by the Lessor,
including Lessor's request to the Lessee to vacate the villa immediately
without any further compensation. Pets are not allowed, neither in the
villa, nor on the terrain on which the villa is situated. Unless agreed
differently in writing, departures will be on Saturdays, latest by 10:00
a.m. Arrivals will also be on Saturdays, earliest at 04:30 p.m. In case of
arrival after 7:30 p.m. the Lessee will communicate the late arrival via
telephone with the local caretaker for which Lessor will provide details.
At the departure, Lessee will ensure that the fridge/freezer is
completely empty, that all dishes, glasses, pots, pans etc. are being
removed from the dishwasher and stored at the appropriate places,
that the floors of the villa have been swept, that furniture is being
replaced in the rooms where it was originally put, that all used
bedlinen/towels are deposited next to the washing machine and that
any waste has been deposited in the containers provided for by the
municipality. Due to the necessity to have the villa cleaned for the next
occupants, the Lessee will strictly comply with the departure time.

Liability of the Lessor

The Lessor will only be liable for provide the Lessee with the free use
of the villa during the agreed renting period. Any (temporary) non
functioning of any electrical equipment in the villa will not lead to any
reduction in the total renting sum. Possible mal or non functioning will
forthwith be communicated by the Lessee to the local caretaker and/or
the Lessor. The Lessor commits to engage (a) local technician(s) in
order to arrange for the repair of any mal or non functioning equipment.
The Lessor will instruct such local technician(s) within 24 hours after
having received the Lessees information of mal or non functioning. The
Lessor will not be liable for any delays in repairs caused by such local
technician(s). The Lessor is not liable for the contents of any third party
web sites to which reference is made on the website of the Lessor,
respectively the owner of the villa.

Complaints/duty of information

Lessee will express any possible complaints in respect of the renting of
the villa either to the local caretaker and/or to the Lessor within 24
hours after the cause for such complaint has arisen in order to allow for
timely attempts by the local caretaker and/or the Lessor to take away
such cause.

Disputes

This contract is construed according to Dutch Law and any litigation will
be submitted to the courts of the district in which Allied Leasing B.V.
has its office.

Undersigning of this agreement

Following confirmation from the Lessor, either verbally or via e-mail
(info@alliedproperty.net) about the availability of the villa for the
desired period and at the agreed price, the Lessee will provide the
Lessor with a copy of this Agreement , duly signed and completed.
Upon receipt, of such duly signed and completed renting contract, the
Lessor will provide the Lessee with a copy, countersigned by Lessor,
thus confirming the validity of this agreement. For the avoidance of
doubt, there is no contractual agreement between Lessor and Lessee
until both parties are in the possession of a renting contract
countersigned by the other party.

Date:

The Lessee:

Date:

The Lessor: