Rental Agreement – furnished holiday villa

The undersgigned,

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:

Number of occupants: of which children under 12:

hereinafter referred to as „the Lessee"
hereby declare to have agreed on the letting, respectively the renting of the aforementioned Villa for the period
- - 201 t/m - - 201

_____ _____

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 Lesee will be charged an amount of Euro 0,20 per kWh. Charges for bedlinen/towels and electricity will be due by the Lessee, as well as local tourist tax 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 a 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 occurance.

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) wil 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 dishwasser 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. In case of non-compliance with these aspects, the local representative ofg the Lessor will be entitled to charge an additional fee of Euro 50 per jhour or part thereof. 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.

Undersigining 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: