



*Les Passerons, 04200 Vaumeilh, Frankrijk
Phone: 00 33 (0) 4 92 62 1 7 20
E-mail: info@lesdeuxpigeons.com*

RENTAL TERMS AND CONDITIONS 2011 LES DEUX PIGEONS

1. Rental agreement

After having expressed your wish to rent one of the accommodations, a rental agreement will be send to you by mail. After your approval of the rental terms and terms of payment you sign the agreement and return it by mail to Jan and Marijke Wijte, Les Deux Pigeons, Les Passerons, 04200 Vaumeilh, France.

2. Landlord

The term "landlord" is related to Jan and Marijke Wijte, Les Deux Pigeons, Les Passerons, 04200 Vaumeilh, Frankrijk (FRANCE). Telephone: 0033 (0)4 92 62 17 20, E-mail: info@lesdeuxpigeons.com

3. Term of tenancy

Reservations for the apartment "Les Colombes" are possible for a period of at least one week. The tenancy runs from Saturdays 16.00 hours till 10.00 hours the following Saturday. Alternate periods are possible when agreed in writing by both landlord and tenant.

The bed and breakfast accommodations "Les Ramiers" and "Les Tourterelles" can be rented for one or more nights. The rooms are available from 16.00 hours till 10.00 hours the next day.

4. Tariffs high and low season

The tariffs for the high season 2011 apply to the period from the 28th of May until the 3th of September. Tariffs for the low season apply to the other periods of the year. A price reduction is granted when the apartment is rented together with one or two of the bed and breakfast accommodations.

5. Force Majeure

If the accommodation might be unfit for inhabitation (or almost unfit) before or during the tenancy due to circumstances beyond the landlord's control, the landlord will refund a proportional sum of the rental charge to compensate for loss of enjoyment of lodging. Furthermore the landlord will try, if desired, to mediate in finding an alternative lodging. However, the landlord accepts no liability for damage beyond his control, meaning circumstances which might influence the quality of the stay like fire, floods, extreme rainfall, storm, odour nuisance, water/power failure and other external forces.

6. Inclusive

The consumption of water, gas and electricity is included in the tariffs, as well as local taxes and the fee for the final cleansing. The tenant is responsible for leaving behind the accommodation neatly, this for the landlord to judge.



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7. Payments of the rent

Payments of the rent take place in two instalments with the exception of the situation as indicated in point 7.3 of these terms. After the total sum has been settled, the tenant will receive a notification of this payment together with the date of arrival at Les Deux Pigeons

7.1

The first instalment amounts to 50% of the total rent, as marked in the rental agreement. The first instalment must be paid within 14 days of the contract date to be transferred to banking account: 33 39 09 798 in the name of J.P. Wijte e/o M.J.A. Wijte-Heesbeen stating the number of the rental agreement. For non-Dutch residents the IBAN-number and the BIC code are required.
IBAN: NL89RABO 0333909798, BIC: RABONL2U.

7.2

The second instalment (the remaining 50% of the rent) + **a security deposit of € 50,-** has to be paid no later than four weeks prior to the arrival date. See 7.1. The security deposit is to indemnify the landlord against damage and/or loss of value to the accommodation(s) as a result of the tenants action, mistake, or inaction during the term of occupancy. The deposit will be returned to the tenant after the landlord's establishment the accommodation/s is/are in the same condition as when accepted by the tenant.

7.3

When a reservation is received within four weeks of the arrival date, the total amount + **a security deposit of € 50,-** must be paid within seven days of the contract date. See 7.1 for terms of payment.

8. Insurances

The tenant is advised to take out his own trip cancellation insurance and travel insurance. These insurances are designed to reimburse him for the financial losses that he incurs when he is required to cancel a trip and are designed to cover medical expenses, financial and other losses incurred while travelling.

9. Bed linen

The apartment "Les Colombes has been properly furnished; the kitchen has been efficiently equipped; there is sufficient linen for the beds present. The tenant has to bring his own bath towels, towels and dish towels or hire these at Les Deux Pigeons for € 25, per week.

When the tenant rents a bed and breakfast accommodation towels are free of charge. These towels must not be used at the swimming pool; there are separate bath towels available or the tenant can use towels of his own.

10. Damage

Any loss or damage in the accommodation must be reported to the landlord at once. If any damage, malicious damage or considerable violations of obligation is noticed by the landlord, the landlord is entitled to recover the loss from the tenant.

11. Other terms

Pets are not allowed. The house is a non smoking area, but tenants are welcome to smoke outside. Children are allowed to make use of the swimming pool but only under supervision of adults.