

## Tenancy Agreement

### Between:

Ms. **Maddalena Poleggi**

Address: 74, avenue du Mont Alban, 06300 NICE, FRANCE

Phone : +33 (0)6 22 777 969

hereafter referred to as the, "owner," on the one hand

and Mr/Ms .....

Address: .....

Phone: .....

Email: .....

hereafter referred to as the, "tenant," on the other hand.

It has been agreed that the owner rents the apartment located at

**12, rue de l'Ancien Sénat, 06300 Nice, FRANCE**

to the tenant, who accepts the following rental conditions:

### **DESCRIPTION OF THE APARTMENT**

1 bedroom, a kitchen, a living room, 1 bathroom with toilet. Surface area: 42 m2. Floor: 4<sup>th</sup> floor without elevator.

Bedding : 1 Double bed, 1 double Sofa bed (linen and towels included).

Washing machine, Electric stove, Microwave with grill, Fridge with freezer, Coffee maker, Kettle, Toaster, Bath tub with shower, Baby cot, Hairdryer, Vacuum cleaner, Heating, Air-conditioner, Hi-fi, TV, DVD player, Telephone, Internet connection.

### **RENTAL PERIOD**

The rental period of the apartment is ..... **nights**, starting from ..... at 4pm until ..... at 12am.

In the event that the tenant needs to arrive later than expected, there will be no reduction in price and the departure date will not change.

### **PRICE**

The rent is ..... Euros. The tenant commits to pay 30% of the price as reservation fee by credit card through Paypal or by transferring this amount to the owner's bank account.

The remaining amount will be paid **in cash in euros** on the day of arrival.

### **CANCELLATION POLICY**

Cancellations must be received in writing (fax or e-mail). The advance payment is non-refundable in case of cancellation by the tenant.

**GENERAL CONDITIONS**

The present tenancy will be offered according to the following rules that the tenant undertakes to adhere to.

The apartment is intended for leisure use only and any professional use of the apartment is strictly forbidden. The tenant will also respect the period of the rental contract.

It is not possible for the tenant to rent the apartment to a third party unless agreed otherwise with the owner

Maximum occupancy is **4 persons**.

The tenant must leave the apartment in a clean and tidy state (rubbish taken out, bathroom and WC cleaned, kitchen cleaned).

The furniture and other items in the apartment are insured by the owner. However, the tenant's valuables are not insured by the owner, and are the tenant's sole responsibility.

The tenant cannot leave any personal belongings in the apartment on the last day of her/his stay nor take anything from the apartment that does not belong to her/him.

**DEPOSIT**

The tenant will have to pay a deposit on the day she/he is given the keys of the apartment. The deposit is **200 Euros** and covers all the possible unexpected expenses related to furniture damage or any other damage in the apartment during the tenant's stay. If the damage or breakage should be more serious, this will result in an extra charge, after verification, for the equivalent of the amount of liability.

The refund of this deposit will be effected on the day the keys of the apartment are returned to the owner supposing the apartment is in the same condition as it was at the beginning of the tenant's stay.

**NON-COMPLIANCE**

If the agreed payments in this contract have not been paid by the agreed dates, including the possible additional charges, or in case of any transgression of the rules in the present contract, the contract will be considered as invalid. This decision can be made by the owner without any official decision by the authorities.

If the tenant refuses to leave the apartment on the agreed date, a simple order from the Nice Small Claims Court will be issued.

Nice, France, .....

The owner  
Maddalena Poleggi

The tenant

**Signature**

**Signature**