

## Short Term Rental Agreement

### **1. ARRIVAL & DEPARTURE TIMES**

Unless agreed otherwise by the Lessor check in time is 3:00pm and check out time is 12:00am (early arrival and late departure will depend upon availability of the villa at the time of arrival or departure).

### **2. REGISTERED GUESTS**

Only the number of persons stipulated in the Rental Agreement may reside at the property as guests. Registered guest cannot exceed the number of guests list provided at time of booking by the lessee.

Should the Lessor or the Lessor Representative find that the number of people staying at the property exceeds the number contracted, he may, at his absolute discretion, ask the extra person or persons to either pay the applicable additional charge as per the published rate or to vacate the property forthwith.

### **3. PETS**

No pets are allowed on the entire property.

### **4. PAYMENT**

A 50% non-refundable deposit is due within 5 calendar days of booking the villa. For Peak Season (see in the next paragraph below) bookings, full payment is due 90 days prior to lessee's arrival date. For bookings during the rest of the year, full payment is due 30 days prior to lessee's arrival date.

### **5. SECURITY DEPOSIT**

A 15 % security deposit ( but not less than or 5000 € ) is payable at the time provided in 4 above and it will be returned to you , no later than one week after check out, less cost of any damage or breakage's during the rental period of the Villa or their contents. It may also be used to cover the cost of the use of telephones and other services. The security deposit will not be returned until the premises have been inspected following the Lessee's departure.

The Lessee shall be responsible for any damage exceeding the amount of the security deposit, plus reasonable costs of collection, including Attorney's fees, if necessary to collect same. Guests of the Lessee will be the responsibility of the Lessee.

### **6. CANCELLATION**

If Lessee cancels the booking the Lessor will retain part of the rental amount as follows:

- 6.1 If Lessee cancels within 60 days prior to the beginning of the rental period the entire rental amount will be forfeited.
- 6.2 If Lessee cancels 61 days or more before the beginning of the rental period, the Lessor will forfeit 50% of the rental amount.
- 6.3 For Peak Season bookings, If Lessee cancels 75 days or more before the beginning of the rental period, the Lessor will forfeit 50% of the rental amount. If Lessee cancels within 60 days prior to the beginning of the rental period the entire rental amount will be forfeited.

## **7. LESSEE'S INSURANCE**

Each guest must have comprehensive travel insurance (including cancellation, flight delays, loss and damage to baggage and other property) and health insurance (including evacuation and repatriation coverage). Furthermore, liability insurance.

## **8. FORCE MAJEURE**

Lessor shall not be responsible for any delay, additional expense or inconvenience caused directly or indirectly by events outside of Lessor's control such as civil disturbances, fires, floods, severe weather, Acts of God, and any occurrences outside the control of the Lessor.

## **9. COMPLAINTS**

Lessor cannot be held liable for interruptions of the supply of water, or electricity, or internet connection, though Lessor will use our best endeavors to arrange for any such problems to be solved quickly.

If there are any problems during the rental period, which could not be solved by contacting Lessor or Lessor' local representative immediately and they will use their best endeavors to rectify the situation. Lessor or its representative will do as much as can be reasonably expected to avoid and rectify. Any complaints should be made in writing to the Lessor within 24 hours of the occurrence. No complaints will be considered if made after the departure date.

## **10. CONDUCT & BEHAVIOR**

Lessor is responsible for the correct and appropriate behavior of the guests staying at the Villa. Should any member of the party behave in a manner considered inappropriate, either Lessor or the local representative may at their absolute discretion ask the offending guest or guests to vacate the Villa forthwith .No refund can be claimed from the Lessor in such case.

The villa is a smoking free facility, so that all can enjoy fresh, clean air. If signs of smoking are found a € 500 cleaning fee will be charged.

Owner or his representative may enter the villa at any time.

## **11. SOCIAL CORPORATE RESPONSIBILITY**

It is also prohibited to act unlawfully in any way whatsoever and to bring in and/or use/consume any illegal substances.

Police authorities will be immediately informed of any offenders.

## **12. STAFF AT THE VILLAS**

The service of staff is not included at the villa. We request at least a 3 hours a day cleaning service to be paid directly to our recommended provider (15 € per hour). Additional services such as those of baby sitters and/or drivers can be sourced in advance or on site upon request, although such services cannot be guaranteed and will depend on availability. .

There is a mandatory 250 € cleaning fee for the end of booking, which will be deducted from the security deposit.

## **13. LINEN & TOWELS**

Linen and towels are provided at the Villas. These are normally changed every three (3) days or as deemed necessary. If you require more frequent changes there may be extra charges. Outside services are also available for a small service charge and must be paid at the time incurred or latest at the time of departure.

#### **14. FURNITURE**

All interior furnishings and furniture must remain inside the villa, and only exterior furnishings and designated outdoor furniture may be used for external purposes.

#### **15. LESSOR'S INSURANCE**

Lessee agrees not to or permits to be done anything whereby any insurance of the Villa against loss or damage by fire may become void or avoidable or whereby the rate of premium for any such insurance may be increased.

#### **16. VALUABLES**

Any valuables left at the property are the guests' sole responsibility and neither the Lessor nor the staff can be held responsible for any loss or damage of personal property.

#### **17. ARTWORK**

Villa Alésia contains a large amount of precious art pieces (contemporary and antiques). This collection is part of the uniqueness of the villa. Guests must be aware of the unique nature of these works of art and antiques and be especially cautious to avoid any damage. Any damage to artworks and antiques during the rental period will be the responsibility of the Lessee and any damages incurred by the Lessor will be set off against the security deposit referred to above and if these damages exceed the amount of the security deposit the Lessee shall be liable to compensate the lessor for the difference.

#### **18. DUE CARE AND SUPERVISION/INDEMNITY**

Lessee accepts and acknowledges that he is responsible and liable for the safety and well-being of all guests and third parties staying at the Villa during the time of the rental.

Children MUST be under supervision of an adult at all times when staying at the Villa.

Lessee accepts and acknowledges and indemnifies and holds the Lessor harmless from and against, any liability resulting from any claims whatsoever as a consequence of accidents leading to injury or loss of life of any guests or visitors of the Villa for the duration of the rental.

I HAVE READ TOUR TERMS AND CONDITIONS ABOVE AND ACCEPT THEM ON BEHALF OF ALL MY PARTY WHO WILL RESIDE IN THE PROPERTY , ON WHOSE BEHALF I AM DULY AUTHORIZED TO MAKE THIS AGREEMENT. I AM OVER 18 YEARS OF AGE.

I further acknowledge and agree that the photos of this property, including those featured on the website and the photo gallery, and other promotional materials present a good faith representation of the property and accurately reflect, in all material respects, the furnishings, character and condition of the property. The Lessee further acknowledges and agrees, however that we are frequently upgrading , improving and renovating the property , and that the actual furnishings in place at the property during the lessee's rental period may differ slightly from those displayed in the photos as of the date of this Rental Agreement.

