

The cleaning fee shall be **\$150**, payable no later than six (6) weeks prior to arrival. The cleaning fee shall include up to two (2) hours of normal cleaning and laundry services following check-out. Any necessary cleaning and/or laundry services exceeding two (2) hours shall be deducted from the security deposit at the rate of \$150 per cleaning.

The security deposit shall be **\$400**, payable no later than one (1) week prior to arrival. The deposit shall apply to potential damage or loss of the Property and its contents, damage or loss of key(s), excessive uncleanliness, and use of utilities as stated in Section V, Paragraphs 2 and 3; and Section VI, Paragraphs 2, 4 and 5 of this *Rental Agreement*.

Failure to vacate the Property at the conclusion of the rental period shall result in an assessment of prorated rent plus a penalty surcharge of \$150 for each additional day, or portion thereof, beyond the conclusion of the rental period. Should the Client wish to remain in the apartment for a longer period than indicated in the *Rental Agreement*, he/she shall assume all responsibility for contacting the Management to make arrangements. The additional rental fee for any extension of the rental period shall be paid in full before the commencement of the extension period. Extension of the rental period shall be granted solely at the Management's discretion.

SECTION III: CANCELLATION OR EARLY TERMINATION

The Client shall notify the Management of the intent to cancel a reservation by fax, email or mail. The Client shall not consider a reservation cancelled until the Management has acknowledged receipt of the cancellation notice.

If the Client cancels a reservation, previously paid fees are refundable as follows:

- Cancellation more than seventy (70) days prior to the commencement of the rental period: 100% of the booking deposit, less a \$200 administrative fee.
- Cancellation forty-three (43) to seventy (70) days prior to the commencement of the rental period: 50% of the rental fee, less a \$200 administrative fee.
- Cancellation forty-two (42) days or less prior to the commencement of the rental period: no refund of the rental fee will be due, but the cleaning fee will be refunded in full.

If the Client cancels a reservation, the Management shall make the Property available to other parties. If the Property is rented to another party for the entire span of the canceled rental period, the Management shall refund 100% of any fees paid, less a \$200 administrative fee, regardless of the cancellation date. If the Property is rented to another client for a portion of the original rental period, the refund shall be prorated accordingly.

If the Client vacates the Property for any reason before the end of the original rental period, no refund of any fee shall be due to the Client.

The Management reserves the right to cancel any reservation at any date if necessitated by unforeseeable circumstances beyond the Management's control, such as natural disaster, fire, flood, war, civil unrest, acts of terrorism, or judicial or building management restrictions. If a reservation must be canceled by the Management for any such reason, and not because of the Client's failure to adhere to the terms of the *Rental Agreement*, the Management shall refund 100% of all fees and shall provide the Client with a non-transferable certificate valid for a 10% discount on a future rental. Additionally, the Management shall make reasonable efforts to assist the Client in locating other suitable accommodations for the rental period.

SECTION IV: SECURITY DEPOSIT

The security deposit shall be held by the Management against damage, excluding normal wear, to the interior and exterior of the building and the Property; damage to, excluding normal wear, or loss of the Property's contents; use of utilities as stated in Section V of this *Rental Agreement*; and excess cleaning services as stated in Section VI of this *Rental Agreement*. The security deposit shall be used to offset costs associated with damage, loss or usage caused by

the Client and/or guests, as well as the costs associated with damage, loss or usage caused by any third party and aided by the negligence of the Client and/or guests.

The Client shall exercise reasonable diligence in preventing damage or other loss, to include without limitation, locking doors and windows and closing security blinds when absent from the Property, maintaining the confidentiality of the electronic alphanumeric entry codes, unplugging electrical appliances when not in use, and ensuring that water faucets are securely turned off.

The Management shall maintain a detailed inventory of the Property's contents for use in determining the nature and extent of damage or loss that has occurred. The Client shall have the opportunity for a walk-through inspection of the premises with the Management's representative at the commencement of the rental period. The Management and/or its representative shall have sole authority to determine the condition of the building, the Property, and their contents; and to assign responsibility for damage, loss or usage to the Client.

The Client shall be responsible for the full cost of repairs to the building and the Property; repair and/or replacement of damaged contents; replacement of missing contents; and use of utilities as stated in Section V, Paragraphs 2 and 3 of this *Rental Agreement*. The extent of the Client's financial liability shall not be limited to the amount of the security deposit, and the Client shall agree to pay all repair and/or replacement costs in full within fourteen (14) days of receipt of a detailed invoice. The Client's signature of the *Rental Agreement* implies the Management's right to charge repair and/or replacement costs to the Client's credit card account used for the security deposit.

Smoking inside the Property (including the balcony) or inside other parts of the building is prohibited. Any evidence of smoking will result in forfeiture of the entire security deposit plus any additional costs to have the Property and its contents professionally cleaned to remove smoking odors.

The lodging of pets inside the Property (including the balcony) is prohibited. Any evidence of pets will result in forfeiture of the entire security deposit plus any additional costs to have the Property and its contents professionally cleaned to remove hair, stains and odors.

The Management shall refund any unused portion of the security deposit no later than thirty (30) days after the conclusion of the rental period.

SECTION V: UTILITIES

The rental fee shall include water, sewer, electricity, gas, trash collection, high-speed internet, and cable television, with the exception of pay-per-view orders. The rental fee shall include calls to standard fixed and mobile telephone lines in France, the United States, and Canada; and calls only to standard fixed lines in additional countries as noted in the Property's *Welcome Book*. Fees for any other calls shall be withheld from the security deposit.

SECTION VI: CLEANING SERVICES

The Property shall be professionally cleaned prior to the rental period. The Client may arrange for additional cleaning services during the rental period at a rate of \$150 per cleaning. The date(s) and time(s) of additional cleaning services must be arranged no later than six (6) weeks prior to arrival. Payment for additional cleaning services is due at that time.

The Management will not launder the Client's personal clothing under any circumstances.

One set of linens for each bed, one set of bath linens for each guest, dish towels and a bath rug are included in the rental fee. Additional linens can be provided upon prior request at a rate of \$35 per set. Fees for extra linens must be paid at the same time as the rent balance.

Kitchen aprons and table linens are available for guests' use, but guests are responsible for laundering aprons and table linens before check-out. Dry cleaning fees in the amount of \$40 shall be withheld from the security deposit if aprons and table linens are not cleaned and neatly folded.

SECTION VII: PERSONAL CONDUCT

The Client shall regulate his/her conduct and that of guests in a way that is not disruptive to other residents of the building or to the general environment.

While on the premises, the Client and/or guests shall not knowingly violate the norms of civilized behavior, or any local, national or international law.

The Management shall apprise the Client of any building regulations that may reasonably affect the Client during the rental period, and the Client shall abide by the regulations.

The Management shall not be responsible for socially inappropriate, illegal and/or uncooperative behavior on the part of the Client and/or guests.

The Client may conduct legal business from the Property, but may not conduct business activities that require regular customer traffic, that disturb other residents, or that conflict with the building's regulations.

Any violation of the above terms shall be cause for immediate termination of the rental period, for which there shall be no refund of any portion of the rental fee.

SECTION VIII: LIMITATIONS

The Management shall not be liable for any death, injury or personal or business property damage/loss that may occur during or as a result of the Client's occupancy of the Property. The Client agrees to hold the Management, SCI Truffaut Property, their partners and shareholders harmless in the event of any such occurrence.

The Management shall not be liable for any financial or other loss resulting from cancellation or from eviction for cause. The Client agrees to hold the Management, SCI Truffaut Property, their partners and shareholders harmless in the event of any such occurrence.

SECTION IX: INSURANCE

The Management strongly advises the Client to obtain travel insurance against any potential financial loss from cancellation or other unforeseen occurrences.

The Management strongly advises the Client to review his/her homeowner's and business insurance to ensure sufficient coverage against the damage or loss of personal or business property and for harm to property or other persons that may arise from the Client's actions during the rental period.

SECTION X: DISPUTE RESOLUTION

The Management shall make all reasonable efforts to ensure the Client's satisfaction and to maintain a cordial relationship before, during and after the rental period.

The Client agrees to make all reasonable efforts to resolve any disputes directly with the Management before turning to other possible sources of resolution.

The information presented on www.RentalApartmentParis.com or in any other promotional venue has been reviewed as carefully as possible to represent the actual condition of the Property and its contents, but the Client shall not interpret this information as a perfect representation.

The Client shall not hold the Management liable for sudden and unpredictable disruptions to utility services, amenities or the Property's habitability during the rental period. In the event of any such occurrence, the Client shall immediately notify the Management's representative in Paris for resolution.

If a credit card has been used for payment of fees, the Client agrees not to initiate a charge-back as a resolution to any dispute. In the event the Client does initiate a charge-back that is ultimately found to be unsubstantiated, the Client agrees to pay the Management's legal representation fees and a penalty equal to double the disputed amount.

This *Rental Agreement* will be considered to have been signed by both parties in the State of Maryland and all related disputes are ultimately subject to the laws of the State of Maryland.

MANAGEMENT CONTACTS

Truffaut Property Management, LLC
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Kensington, Maryland 20895-3202
United States of America
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SIGNATURES

The undersigned agree to the terms above:

GUESTNAME ("Client")

Date

Douglas C. Gaddis or Gary D. Begin
Truffaut Property Management, LLC ("Management")

Date