

## Terms and Conditions

### Vacation rental property: Maison de la Fontaine, Nérac

1. Property. The house is located in **Nérac, France, 47600**. It includes kitchen/dining area with sofabed, full bathroom, lounge, main floor double bedroom; loft double bedroom, full bathroom, single bed; utility (laundry) room accessible on lower unit; ground floor terrace.
2. Furnishings. The Property is furnished and includes fridge, stove, cooktop, microwave, washer, dryer, dishwasher, internet access, phone, TV, coffee maker, toaster, iron, all dishes, kitchen utensils, cookware, bed and kitchen linens, towels, et cetera.
3. Maximum Occupancy: The maximum number of guests is limited to **7** persons.
4. Term of the Rental. The rental begins at **1600 hrs** on Saturdays (the "Check-in Date") and ends at **1000 hrs** the following Saturday (the "Checkout Date").
5. Rental Rules: Lessee agrees to leave the Premises the way they were found upon taking possession. Lessee agrees there will be no smoking inside the premises. Lessee agrees not to permit pets inside the premises. Lessee agrees to use the house reasonably and peacefully and within the boundaries of local noise bylaws. Lessee agrees not to sublet the Property.
6. Access: Lessee shall allow Homeowner or Homeowner's agent access to the Property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner, and with 24 hours notice to the Lessee.
7. Rental Rate and Fees:  
  
1 January – 31 March: €575/week  
1 April – 31 May: €675/week  
1 June – 30 September: €790/week  
1 October - 31 December: €575/week

*\*\*\* Please note that a taxe de séjour will be charged in addition to the rental fee. (Calculated as: Nightly rate/Number of guests x 3% x amount of nights)*

\* Rental fees above are all-inclusive, and include cleaning, bed linen & towels, wifi/television, utilities and taxes.

\* PayPal/ credit cards accepted

\* IBAN transfers in Euros (European banks) accepted

\* A deposit, equivalent to 25% of the total cost of your stay, is due on booking.

\* The balance and refundable €250 security deposit is due 60 days before your check in date.

\* The security deposit will be refunded once the house has been cleaned at the end of the stay and inspected for any damage/ breakages etc...

\* From 1 October – 31 March the cost of electricity is extra as the house is heated with electric heaters.

8. No Hidden Fees: The rental rate for the period includes all ancillary costs: clean rental upon arrival, bed linen and towels, utilities, wifi/television/phone (excluding pay-per-view or toll calls). Longer-term rentals will require a mid-stay cleaning at an extra charge.

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9. Security Deposit & Booking Fee: A booking fee of 25% of the full rental cost is due upon booking to confirm the rental. The security deposit portion of 250 Euros will be returned, after inspection of the premises, minus the cost of repairs, should any damage be caused or items go missing by the Lessee or other guest. If the premises appear dirty or damaged upon Check-in, Lessee shall inform Homeowner immediately.
10. Responsibility: Homeowner is not responsible for any accidents, injuries or illness that may occur to Lessee while on the premises. The Homeowner is not responsible for the loss or damage of personal belongings or valuables of the Lessee or other guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
11. Outage of Technical Services: Internet service in France, notably the countryside, may on occasion experience issues. Therefore it is possible that the Internet, telephone, or cable TV in the house is unavailable during your stay due to problems that are out of the control of the Homeowner. In such cases, the Homeowner will not be responsible for any losses or expenditures due to the outage. It is also possible that the Wifi Internet service provided is not compatible with your particular computer or device's operating system or configuration. If you experience an outage, advise Homeowner and we will attempt to find a solution.
12. Unforeseen Circumstances: If the property becomes unavailable or uninhabitable for any reason including but not limited to fire, water outage, water damage, electrical failure, legal restrictions, the Homeowner reserves the right to cancel the reservation and return all monies to the Lessee. In no event shall Homeowner be liable for any special, indirect, punitive, incidental, exemplary or consequential damages, or any damages whatsoever resulting from the cancellation of a reservation or due to the property not being available.
13. Cancellations: This contract may only be cancelled due to serious illness or death of the Lessee, other guest, or one of their close relatives. Such cancellation will require documentation of the illness or death.

In the case of cancellation for other reasons,

- a) if the cancellation takes place more than two months before the Check-In Date, the initial booking fee payment is forfeited.
- b) if the cancellation takes place less than two months before the Check-In Date, the full rental fee will be forfeited; the security deposit will be refunded. If the Homeowner is able to rent the property to another party for some or all of the Term of the Rental, the proceeds of that rental, less the booking fee, will be reimbursed to the Lessee.