

Holiday villa rental contract - "Terre de Lumière"

1. THE CONTRACTORS

The owner, Mr. Alain Art, declares that he is the owner of the accommodation and that he is free to use and enjoy it during the rental period.

The tenant (the person who made a reservation through the website www.terre-lumiere.com) has the entire rented property during the rental period, except for the technical spaces and private storage.

Unless agreed in writing with the owner, the tenant is assumed to be present on site during the rental period and may not be under 18 years of age. He is considered to be legally responsible for all the commitments in this contract.

2. DESCRIPTION OF THE ACCOMMODATION

The accommodation which is the subject of the present is a Holiday Villa

located at: Moerhuizestraat 78, 9990 Maldegem, Belgium

- Living room, fully equipped kitchen and dining area,
- reception hall
- Number of beds: 6 single beds, 3 double beds
- 2 shower / toilet rooms
- 1 bathroom & shower
- 1 toilet

½ hectare plot - private parking

3. NUMBER OF OCCUPANTS

The property is rented for a maximum of 12 occupants (+ max. 2 children under 3 years old). The tenant expressly undertakes not to exceed this number without the owner's authorization.

4. RENTAL PERIOD

Arrival time: between 6 and 9 p.m.

Departure time: between 9 and 11 a.m.

During school holidays, it is imperative to respect these hours in order to allow cleaning.

For rentals outside these periods, the tenant can make a request by email if he wishes an adaptation.

5. DELIVERY OF KEYS

Or direct access to the key safe: code given by email upon confirmation of the reservation

Or hand delivered upon arrival

6. RENTAL RATE AND CHARGES

The price is agreed upon booking and subject to the booking conditions.

This rate is normally not subject to tax and in the event of a dispute with the Belgian State, any additional charge not provided for during the rental will be borne by the tenant.

Mandatory charges:

Villa cleaning

Security deposit

7. SECURITY DEPOSIT

The guarantee is fixed at 250 €.

Any rental damage, deterioration of the accommodation, as well as damage, loss or theft caused to the movable property furnishing the accommodation, during the rental period are the full responsibility of the tenant.

In the absence of rental damage, the security deposit will be returned to the tenant within a maximum of 2 weeks.

In the case of rental damage, the deposit will be refunded after repair of the damage suffered.

8. CONDITION

The tenant reports any damage upon arrival.

The villa is made available to the tenant in good condition and without visible degradation.

9. OBLIGATIONS OF THE TENANT

The tenant will make peaceful use of the rented accommodation. He will maintain the rented accommodation and make it clean (see non-exhaustive list below):

dishes cleaned and put away, furniture put back in place if necessary, garden equipment put back, waste disposed of in accordance with the internal regulations and in accordance with local and national legislation, ashes from the fire eliminated, cigarette butts in the exterior eliminated, dog faeces in the garden eliminated...

When he leaves, he returns the 3 thermostats to the winter position (i.e. all the switches set to the lowest position).

He must respect the neighbourhood (no nuisance from exaggerated sounds).

He undertakes to make normal and reasonable use of the means of comfort (heating, water, etc.), as well as the equipment (household appliances, multimedia, kitchen, etc.).

He is prohibited from making a copy of the keys given by the owner.

Smoking is not allowed in the villa: in the event of non-compliance, cleaning will be requested from a specialized company and will be invoiced at an additional cost.

The tenant receives a document upon arrival (internal regulations, explanations of the operation of the devices) and undertakes to read and respect its content.

He undertakes to inform the owner as soon as possible of any breakdown, damage, incidents, or dysfunction.

The tenant is responsible for the use of the internet access made available to him during the rental period.

The tenant is prohibited from domiciling in the rented property.

The rental cannot be for a professional purpose.

10. PETS

The presence of pets in the accommodation is strictly prohibited, whatever its duration, unless expressly authorized in writing by the owner.

If the owner agrees, the tenant agrees to take the dog several times a day outside the property to allow him to meet his needs. If he produces excrement in the garden, the tenant will put it with household waste.

11. OWNER'S OBLIGATIONS

The owner undertakes to maintain the rental which is the subject of this contract in a satisfactory state of maintenance, cleanliness and security. He undertakes to report to the tenant as soon as possible any modification independent of his will likely to modify the comfort or disturb the enjoyment of the rented property (nuisance, equipment breakdown, etc.).

In the event that a device or equipment having a major influence on the comfort of the tenant, should be faulty, the owner undertakes to implement the means allowing the repair or replacement as soon as possible.

He must ensure that the tenant has full enjoyment of the rented property, over the period.

He will ensure the delivery of the keys.

It will refrain from disturbing the comfort or tranquillity of the Lessee during the duration of the stay. During the rental period, the tenant accepts that the owner accesses the property for the necessary maintenance work outside, which will be done in order to avoid nuisance in order to disturb the lessee's stay as little as possible.

If access to the interior of the villa is necessary, the tenant will be notified.

12. CANCELLATION

See cancellation conditions

13. INSURANCE

The tenant indicates that he has insurance covering rental risks.

A copy of the insurance policy may be requested by the owner from the Lessee when booking or upon entering the premises.

14. JURISDICTION

In the event of a dispute, the court of the owner's domicile will have sole jurisdiction.

This rental contract is subject to Belgian law.