



L'Échappée

Holiday Letting Agreement

BETWEEN THE UNDERSIGNED

SAS FONCIERE FAMILLE BARNOIN
represented by: Hugues BARNOIN
32 Chemin Saint - Bruno
38700 CORENC
+33676915376
SIRET: 98774428100013

Hereinafter referred to as "the Landlord"

OF THE FIRST PART,

And

SURNAME
FIRST NAME
TENANT'S ADDRESS
POSTCODE
TOWN/CITY
TELEPHONE
EMAIL

Hereinafter referred to as "the Tenant"

OF THE SECOND PART,

IT HAS BEEN AGREED AS FOLLOWS:

PURPOSE OF THE AGREEMENT

The Landlord lets to the Tenant, who accepts, by way of a holiday letting, the furnished premises described below.

DESCRIPTION

A property located in Champagny-en-Vanoise, 175 rue de la Louze, comprising 13 rooms together with the furniture and movable items therein. Maximum accommodation capacity: 15 persons.

TERM

The letting shall commence on _____, at 17:00, and shall end on _____, at 10:00.

RENT AND CHARGES

The rent is set at _____ € for the entire duration of the letting.

SECURITY DEPOSIT

On taking possession of the premises, the Tenant shall provide a security deposit of €2,500. This security deposit is intended to cover any damage caused by the Tenant during the letting period and any missing items identified on departure. The balance of the security deposit shall be returned to the Tenant within eight days of departure.

DEPOSIT & BALANCE

Upon signing this agreement, the Tenant shall pay the Landlord the sum of _____ € (30% of the stay) as a deposit. The deposit shall be credited against the rent stated above. If, for any reason, the Tenant cancels the letting, the full amount shall remain payable unless Article 2 of the General Terms and Conditions applies.

The balance of _____ € must be paid no later than 30 days before the start of the stay, i.e. before _____.

ADDRESS FOR SERVICE

For the performance of this agreement and all matters arising from it, the parties elect their addresses for service as follows: the Landlord, at the address stated above; and the Tenant, before and after occupation of the let premises, at the address stated above, and during the letting period, at the let premises.

GENERAL TERMS AND CONDITIONS

1- Tenant's liability

The Tenant shall be solely liable for any damage caused to the premises and items let, to neighbours or to any other person, whether caused by the Tenant personally, by persons for whom the Tenant is responsible, or by objects or other items in the Tenant's custody.

2- Use of the premises - Disturbance - Events

The Tenant undertakes to use the let property peacefully and to respect its residential character.

Large festive gatherings, organised events, parties with amplified music or any activity likely to cause significant noise disturbance, involve a number of participants exceeding the chalet's accommodation capacity, or cause damage to the premises are strictly prohibited without the owner's prior written consent.

The Tenant remains free to enjoy the chalet in the course of normal holiday use (stays with family or friends, meals and social occasions), provided that neighbours, the peaceful enjoyment of the premises and all applicable regulations are respected. Noise disturbance is prohibited, in particular between 22:00 and 07:00.

Commercial photography and film shoots are prohibited.

In the event of any breach of these provisions, the owner reserves the right to terminate the letting immediately, without refund, and to make any necessary deduction from the security deposit to cover any damage or disturbance caused.

3- Deposit and balance - Additional information

The deposit shall be refunded in full to the Tenant if the request to cancel the stay is made more than 90 days before the arrival date stated in the agreement.

4- Security deposit by bank card pre-authorisation - Additional information

The security deposit referred to above shall be provided by means of a pre-authorisation on the Tenant's bank card.

The Tenant enters their bank details on a secure payment platform. These details, including the card number, are never disclosed to the owner.

No amount is debited at the time of pre-authorisation. However, the amount of the security deposit is temporarily reserved and may reduce the available spending limit on the card.

This pre-authorisation ends eight days after the departure date stated in the agreement. In the event of damage or outstanding sums, the owner may collect all or part of the security deposit, solely under the conditions set out in the "Security Deposit" section.

5- Welcome and arrival - Condition of the premises - Access

Arrivals are attended by a member of the property management team between 17:00 and 22:00, who will welcome you, show you around the chalet and answer any questions you may have. Please report any issue within 24 hours of entering the premises. After this period, the chalet shall be deemed compliant and in good condition.

Outside these hours, arrival is self-service using the secure coded access system, and a member of the property management team will visit the following morning.

Access to the chalet is by means of a personal code. This code is provided after your booking has been confirmed. It is valid only for the duration of your stay and is changed between each letting, ensuring both security and convenience.

6- Specific instructions

Pets are not permitted.

The chalet is entirely non-smoking. Smoking or vaping inside is strictly prohibited.

To preserve the quality of the chalet and everyone's comfort:

- Please do not walk through the chalet wearing ski boots (except in the ski room).
- Skis and snowboards must not be brought inside the chalet. Secure outdoor racks are provided.
- When walking in ski boots, please use the paved slabs laid across the lawn to access the chalet.

7- Departure instructions

Remove personal belongings - Remove any remaining food and drink - Take out the rubbish - Switch off the lights - Lock the doors - Crockery, frying pans and saucepans, utensils, coffee machines and kitchen appliances must be left clean and returned to the same places in which they were found on arrival - Close all doors, windows and French windows.

8- Tourist tax

1. Definition and legal obligation

In accordance with Articles L. 2333-26 to L. 2333-43 of the French General Code of Local Authorities, tourist tax is payable by any person staying for payment in classified or unclassified tourist accommodation for a period of no more than 90 consecutive days.

2. Amount and collection arrangements

- The amount of tourist tax is set by the municipality of Champagny-en-Vanoise and varies according to the category of accommodation.

- For the current year, the applicable rate is €5.01 per person per night.
- This tax is payable by every adult occupant (aged 18 or over) and is calculated per night.

3. Exemptions

The following are exempt from tourist tax:

- Persons under 18 years of age.
- Holders of a seasonal employment contract working in the municipality.
- Persons receiving emergency accommodation or temporary rehousing.

4. List of occupants

- The Tenant shall enter in the "List of Occupants" section the surname, first name and date of birth of each occupant of the Chalet.

5. Collection and remittance

- The Tenant undertakes to pay the tourist tax directly to the owner or the owner's agent.
- The owner undertakes to remit all sums collected to the municipality of Champagny-en-Vanoise in accordance with the applicable statutory procedures and deadlines.

6. Supporting documentation

The owner shall issue a separate invoice for the tourist tax.

9- List of occupants

Enter the surname, first name and date of birth of each occupant

Occupant 1: _____

Occupant 2: _____

Occupant 3: _____

Occupant 4: _____

Occupant 5: _____

Occupant 6: _____

Occupant 7: _____

Occupant 8: _____

Occupant 9: _____

Occupant 10: _____

Occupant 11: _____

Occupant 12: _____

Occupant 13: _____

Occupant 14: _____

Occupant 15: _____

10- Payment of the deposit and balance

Payment of the accommodation charges (deposit and balance, tourist tax) shall be made by bank transfer to the account whose details are set out below:

IBAN: FR7616958000019091501291141

BIC/SWIFT: QNTOFRP1XXX

INTERNATIONAL TRANSFERS: TRWIBEB3XXX

ACCOUNT HOLDER'S ADDRESS: FONCIERE FAMILLE BARNOIN 32 CHE Saint - Bruno 38700, CORENC - FR

BANK: Qonto SA, 18 rue de Navarin, 75009 Paris, France

EXECUTION

Executed in two copies at _____ on _____

This agreement shall lapse if it is not returned signed within 3 days together with payment of the deposit.

Having read this agreement, the parties have signed it.

The Landlord

The Tenant