



SHORT TERM RENTAL CONTRACT TERMS AND CONDITIONS

Contract Reference: SPECIMEN

- 1 - CAPACITY

All our apartments are equipped and furnished to accommodate 1 or 2 persons, with a double bed, infant included.

- 2 - PRICES

Our prices include for the total length of your stay :

- The benefit of all our **services** described on our website www.parisapparthotel.com and in the attached Appendix,
- **Taxes** : tourism taxes, water, gas, electricity, apartment insurance,
- The benefit of various **equipment**: household linen, bed linen, home appliances full set,
- Daily consuming supplies, weekly renewed while house-cleaning process (see Appendix).

Prices do not include :

- The guarantee deposit (see § 5),
- Phone calls not included in the provider's all-in package (see Appendix), and pay-movies ordered on the TV set,
- The insurance for loss and damage of Tenant' belongings, as well as the insurance covering damages inside the apartment done by the Tenant.

- 3 - BOOKING

ParisAppartHotel Sarl will consider the reservation as effective after receiving from the Tenant by fax or email the following list of documents :

- these 4 pages document, signed by the Tenant with the company stamp if booking done directly by Tenant's employer,
- the down payment (see § 4),
- the copy of Tenant's official ID (passport, national ID).

- 4 - DOWN PAYMENT

The reservation will be effective after receiving on **ParisAppartHotel Sarl** bank account the down payment. In case of cancellation by the Tenant, down payment will be kept by **ParisAppartHotel Sarl**, and consequently, the apartment will be considered as vacant and rental-free.

- 5 - DEPOSIT AND BALANCE PAYMENT

The balance outstanding has to be paid accordingly to the defined schedule (see Specific Conditions attached). In case of non-respect of this procedure, the booking will be considered as cancelled and **ParisAppartHotel Sarl** will have the right to keep all the whole down payment.

A deposit has to be paid accordingly to the schedule defined in the Specific Conditions (see page 1). The purpose of the deposit is to cover potential damages done in the apartment during the stay.

BE CAREFULL : if the balance outstanding and/or the deposit is paid by bank transfer, it is under Tenant's responsibility to anticipate the transfer order so that **ParisAppartHotel Sarl** can receive the money on its bank account before the key delivery. In case of non-respect of this procedure, we will not be able to welcome the Tenant in the apartment, and will not be considered as liable of this issue.]

The deposit will be reimbursed, minus the expenses done by the Tenant (phone calls not included in the provider's all-in package (see Appendix), and pay-movies ordered on the TV set, etc ...), within 48 hours maximum following the check-out (banking delay not included). A copy of the reimbursement supporting document will be emailed to the Tenant. This reimbursement will be done using the same mean of payment chosen by the Tenant to pay the guarantee deposit.

The deposit amount, on which we will not get any income, will be given back after **ParisAppartHotel Sarl's** representative will have controlled that the apartment does not show any damage, in particular :

- furniture and decoration accessories are not damaged or missing,
- home linen and kitchen set are not damaged, missing, or with permanent stain – In case of following situation, the special cleaning cost or the exchange cost of the damaged element will be charged to the Tenant, using the deposit or sending an additional invoicing,
- accommodation did not face any damage and has been normally used.

After the check-out, if an unusual renovation has to be done in the apartment (special cleaning process), an additional 150 EUR fee will be deducted from the initial deposit.

If the total amount of the losses and damages surpass the deposit, the Tenant agrees to pay for this additional cost even after the departure inventory. Of course, the Lessor will have to justify the reclamation upon presentation of estimates done from professional called upon to have the apartment renovated. As well, an additional deduction corresponding to the loss of turnover will be applied (demurrage). The calculation of this amount will be the price per night invoiced in the rental contract (see specific Conditions) multiplied by the number of days of immobilization.

Tenant's stamp and signature



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- 6 – MEANS OF PAYMENT

Only EUROS are accepted. Following means of payment are accepted:

- Credit card (Visa, MasterCard, American Express, Diner's Club, JCB),
- Bank transfer (swift).

*** Cash and bank cheques are not accepted ***

In case of bank transfer, please find below our banking requisite:

Holder	XXXXXXXXXXXXXX	International Identification IBAN	XXXXXXXXXXXXXX
Bank	XXXXXXXXXXXXXX		
Bank Code	XXXXXXXXXXXXXX	Bank International Code (BIC)	XXXXXXXXXXXXXX
Sort Code	XXXXXXXXXXXXXX		
Account N°	XXXXXXXXXXXXXX		
Key	XXXXXXXXXXXXXX		

- 7 – CHECK IN – INVENTORY OF FIXTURES - KEYS DELIVERY

Few days before the Tenant arrival, a meeting at the apartment address will have to be scheduled.

This meeting time has to be taken either by phone (+33 (0)1 41 95 12 50 / Mob.: +33 (0)6 21 25 30 73) or by email (parisapparthotel@yahoo.fr).

Welcome and keys delivery will be possible after 3:00pm the first day of the rental period, except if ParisAppartHotel Sarl agrees for early check-in.

A double copies inventory of fixtures of the rented apartment will be signed by both parts.

In case of loss of the keys, we will have to change the full lock set in order to keep the apartment secured for future Tenants. The total amount of this operation will be invoiced to the Tenant.

- 8 – CHECK OUT – INVENTORY OF FIXTURES

The day of check-out, the Tenant has to return back the keys before 11:00am. A meeting will be scheduled between the Tenant and ParisAppartHotel's representative. They will check together the inventory of fixtures.

- 9 – CANCELLATION BY PARISAPPARTHOTEL SARL / BREACH OF CONTRACT

We keep the right to stop the contract at any time in case the Tenant does not fulfil the specific conditions of his rental contract, and in particular the Terms and Conditions.

We will not be responsible for any cancellation or delay due to unforeseeable events or beyond our control: politic incidents, justice action, natural disaster, fire, strike, governmental action,.... In those events, only the down payment paid to the Lessor can be refunded with no compensation payable.

If, for exceptional reasons, we have to assign the tenant an apartment other than the one reserved, the tenant will be informed as soon as possible and we will do everything to put a similar apartment at tenant's disposal. It will not entitle to any compensation, unless we are unable to provide an apartment of the same comfort.

If the cancellation is due for the following reasons, we will keep all the amounts already paid (except the deposit within the limits described in our Terms and Conditions) and the contract will be stopped :

- If the Tenant do not appear the first rental day written on the contract,
- If the Tenant does not respect § 1 of our Terms and Conditions, and if the apartment is used by more than 2 persons
- If the Tenant decides to postpone the dates of his stay.

- 10 – CANCELLATION BY THE TENANT

In following situations, we will keep all the amounts already paid (except the deposit within the limits describe in § 5) :

- If the Tenant decides to leave the apartment before the check out date,
- If the Tenant cancels the reservation.

- 11 – CLEANING AND LINEN

Before checking in, the apartment will be fully clean and prepared. When checking out the Tenant has to leave the apartment in a normal and usual state of usage. The tenant is required not to clean the linen in the apartment.

For any rental contract of 9 nights or more, a weekly cleaning service and linen renewing will be provided.

Tenant's stamp and signature



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- 12 - OCCUPATION / BEHAVIOUR / YOUR RESPONSABILITIES

We provide the Tenant a furnished apartment, fully equipped, for his exclusive use. The Tenant is consequently responsible for any damage which may occur during the stay, and will have to respect (and make respect) following rules:

- To occupy the place conventionally, that is to say not having any commercial, professional or industrial activities,
- To behave in a way that either himself, his family and relationships do not disturb the neighbourhood and other occupants,
- Not to receive any mail, unless prior agreement of ParisAppartHotel management,
- To live in the place personally and in any case sublet it, even for free, neither yield to anyone the rights to the present location except if there is a written agreement with the Lessor,
- Not to store furniture or voluminous items, only small personal objects and clothes are allowed,
- To make absolutely no change in the arrangement of the place and the furniture,
- To have no animals or pets inside unless prior agreement of ParisAppartHotel management,
- To give access to the apartment for emergency or repairs that need immediate attention,
- To allow ParisAppartHotel's representative to visit the apartment with a 24h prior notice,
- To maintain the apartment clean and tidy and leave it in good conditions,
- To immediately report to ParisAppartHotel Sarl any dysfunction or damage which occurs in the apartment, even if it is not noticeable,
- To take responsibility for the damages and losses due to his own or his family/friends unless he gives evidence that it did not occur because of him or the persons of his entourage,
- To sort and take out the garbages in bin premises,
- The common properties must not be used for personal purpose ,
- The use of the lounge in the hall of the Residence de la Madeleine is forbidden,
- To ask the porters any personal services is forbidden.

The apartment shall be leaved in the same state and working condition that it was at the moment of keys delivery.

If one of the people living in the apartment turns out to be disturbing, this single fact gives us the right to break up the rental contract up immediately, without this giving rise to any kind of compensation. Any late disturbance reported by the co-ownership will let us break the rental contract up without right to compensation or refund.

- 13 – OUR RESPONSABILITIES

We commit ourselves to put at the Tenant disposal an apartment in a proper state of repair. We cannot be responsible for any kind of annoyance due to unforeseeable reasons or beyond our control:

- In the apartment : technical dysfunction or non working apparatus during your stay,
- In the common properties: lift, electrical doors, heating, etc...,
- Public services: shortcut of electricity, water, gas, internet, etc....

Nevertheless, we will make everything possible in order to solve these issues in a shortest time. Upon request, we can provide to the Tenant the "State of Natural and Technological Risks" documentation.

- 14 - LITIGATION

In case of litigation during the fulfillment of these general conditions in their execution or their consequences, if there is no amicable resolution of the dispute, the parties agree to nominate the Court of Paris to settle any legal differences.

Two copies written and signed, one is given to the Tenant and one is kept by ParisAppartHotel Sarl, duly appointed by the Lessor of the property.

The Tenant testifies having read and accepted Terms and Conditions, Specific Conditions and the Appendix

<p style="text-align: center;"><i>Stamp and signature of ParisAppartHotel's representative Duly authorized by the Lessor (Preceded by the words " read and approved")</i></p>	<p>Signed in, the</p> <p style="text-align: center;"><i>Stamp and Tenant's signature (Preceded by the words " read and approved")</i></p>
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