

GENERAL CONDITIONS COMPLETING THE RENTAL CONTRACT FOR THE “LE VAL FLEURI” COTTAGE IN VRESSE SUR SEMOIS. PAGE 1/2.

Item 1 - contract : This contract concerns the booking of the cottage "Le Val Fleuri", rue Albert Raty, 69 at B-5550 Vresse-sur-Semois.

It is a house with 10 bedrooms, 1 bathroom, 6 showers, 4 separate toilets, 1 large livingroom, 1 large eatingroom, 1 kitchen and 1 laundry room, 1 games room. Outside, a large fenced garden, parking spaces and a playing field as well as a wood shed and a storage room.

Item 2 - duration of stay : The tenant, signatory of the contract concluded for a fixed period, can't in any case put forward any right to remain in the cottage at the end of the stay.

Item 3 - conclusion of the contract : The reservation becomes effective once the tenant has sent the owner the down payment and a copy of the signed contract within the 10 days following the down payment.

Item 4 - cancellation by the tenant : Any cancellation must be notified to the owner, with acknowledgment receipt.

- a) Cancellation before the three months preceding the date of arrival of the tenant in the cottage : the down payment will be returned to the tenant.
- b) Cancellation between the 3 months and the 2 months preceding the date of arrival of the tenant in the cottage : the down payment will be kept by the owner.
- c) Cancellation between the 2 months and the month preceding the date of arrival of the tenant in the cottage : the down payment will be kept by the owner as well as 50% of the balance.
- d) Cancellation in the month preceding the date of arrival of the tenant in the cottage : the total amount of the rental will be kept by the owner.

If the tenant doesn't appear **within the 12 hours** following the date of arrival, indicated on the contract, this contract becomes void and the owner can dispose of his cottage. The rental amount is also kept by the owner.

If, for any reason, the stay is shortened by the tenant, the rental price is also kept by the owner. There will be no refunding.

Item 5 - cancellation by the owner : The owner pays the tenant all the sums paid in advance.

Item 6 - arrival : The tenant must arrive on the day specified in the time planning mentioned on this contract. In case of late or deferred arrival, the tenant must notify the owner.

Item 7 - balance payment : The balance of the rental must be paid on the bank account two months before entering the cottage.

Item 8 - inventory : The parties have come to the agreement that the tenant has been able to visit the property when he entered, found everything in perfect condition and binds himself irrevocably to indemnify for any degradation that would be noted by the owner when he recovers possession of his property. In this regard, it is emphasized that it is impossible to realize a detailed entry- and exit-inventory of fixtures, considering the extent of the house and surroundings and also considering the non-availability of the owner to go to each entry and exit. For this reason, it is presumed that the inventory of fixtures is perfect. The tenant is invited to notify by E-mail or by telephone if he sees any damage or degradation when he enters the house on the first day. The tenant will take photos to give proof of his good faith.

Item 9 - dogs : If the tenant doesn't mention the presence of dogs to reduce the rental price and dog hair is found during cleaning, a fine of 150 € will be imposed to the tenant and deducted from the deposit.

Item 10 - dogs : Sofas and beds are intended for human beings, not for dogs. If dog hair is found on a sofa or in a bed, a fine of € 300 will be imposed to the tenant and withdrawn from the deposit.

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Item 11 - deposit : The tenant will pay a deposit of 800 € (32p) / 500 € (16p) on the bank account one week before the tenant enters the cottage. In the absence of this payment, the owner may refuse entry into the cottage and will keep the entire rental.

The deposit will be returned to the tenant within the 5 working days after departure from the cottage.

If consequent damage is caused by the tenant, the owner will assess the sum of this damage and deduct the amount of the deposit.

On the other hand, if the sum is greater than the deposit, it would be kept and an arrangement would have to be found between the two parties within 15 calendar days following the end of the contract. In the absence of this arrangement, the owner will take legal action. Only the court-house of Marche en Famenne will be competent to deal with the case.

Item 12 - use and maintenance of the cottage : The tenant must make sure of the peaceful character of the cottage and make use of it in accordance with the destination of the premises.

Item 13 - capacity : This contract is concluded for a maximum capacity of 32 or 16 persons (see contract). If the number of tenants exceeds the capacity, the owner can refuse the additional people. Any modification or breach of contract will be considered on initiative of the customer.

Item 14 - cleaning and maintenance : The use of confetti, streamers, garlands, smoke-bombs, candles, fireworks or other special feartarticles is prohibited.

The owner declines all responsibility for any accident that may occur during any festivities and cannot be held responsible for theft and damage to the property of the tenant or his guests.

If there is abnormal use of the premises (damaged walls or ceilings, and so on ...), or exceptional soiling, the additional amount of cleaning costs will be billed to the tenant. The owner is the only judge of the need to apply an additional cleaning cost and to determine the amount.

Item 15 – interior rules : The tenant has read the interior rules posted inside the cottage and formally binds himself to respect them and to let them respected by their guests. It is strictly forbidden to smoke inside the cottage. No object may be attached to walls, furniture, woodwork, ceilings, doors and windows. Existing installations can't be modified without prior authorization by the owner.

Item 16 - payment of water, oil, electricity : Water, oil and electricity charges are included in the rental price, for normal use. The tenant will use the cottage with due care. If there is abnormal use, the charges may be re-invoiced to the tenant (for example, letting the radiators working the whole day with the windows open, letting the lights working the whole night, leaving a water tap running all day, etc.).

Item 17 - sheets : If the tenant uses his own sheets, he must send the owner photos of the beds installed. Photos must be sent before the first night. The photos must show the number of beds with the sheets corresponding to the number of tenants. If the photos are not sent by WhatsApp or by email before the first night, a fine of 500 euros will be imposed on the tenant and deducted from the deposit without conditions.

Item 18 - litigations : The parties agree to conclude this agreement in good faith, to have recourse only to the Belgian law and finally to appear before the courts of Marche en Famenne if there is litigation between them concerning either interpretation or execution of this agreement.

In, on
Signature of the tenant preceded by the words
« Read and Approved».