



LETTING CONDITIONS (rental conditions)

Landlords Duties

The landlord undertakes to ensure all properties are in good condition and all equipment is in full working order.

Tenants Duties

The tenant must take note of the condition of the accommodation at the start of the rental period, accepting normal wear and tear. The landlord must be informed of any anomaly within 24 hours. All items must only be used for the purpose for which they were intended.

Occupation

The accommodation is at the most for 4 peoples . Children over 1 year are considered as an adult. The accommodation is not suitable for children between 1 and 5 years. Parents are responsible for their children. The landlord cannot be held responsible for any problems there within. The tenants must respect the duration of the contract with regard to the times of entry and departure. The accommodation is no smoking. Animals are not allowed.

State of accommodation and breakages

The apartment is kept in a nearly new condition. The tenant will take charge of the duplex in this state. On arrival an inventory will be done with the landlord or his agent. Any anomaly will be noted before the breakage deposit is paid. The tenant is asked to inform the landlord of any accidental damage immediately. The tenant must give access (without compensation) for any emergency work necessary.

Insurance

The tenant must have civil liability insurance for theft, fire, flooding for the rental property and for the contents. This may be produced on the demand of the landlord. The landlord accepts no responsibility for the action an insurance company may take against a tenant in case of accident.

Breakage deposit

A breakage deposit (either cash or cheque) is required at the start of each stay. This will be returned at the end of the stay, within three months at most, with receipts in the case of damage or missing items. For overseas guests, the deposit must be in cash, with the balance being returned by postal order if there is any damage.

Interruption of visit, no show and departures.

If the visit is curtailed by the tenant, no refund can be made. Also if the tenant does not occupy the accommodation within 48 hours of the dates and time indicated without informing the landlord of this delay, the landlord will consider the property unlet. In no case can the late arrival result in a reduction of letting fee. A late departure may result in an additional charge of 1/2 day's rent.

Booking and Payments

A booking will be held for 8 days after received a specific E mail but the final booking will not be confirmed until a deposit and two signed copies of the contract have been received. This will be confirmed by e.mail. For last minute reservations the contract can be signed on arrival. The deposit must be paid by cheque (swift bank transfer for overseas guests) and the balance must be paid on arrival at the latest.

Cancellations

In case of cancellation or non-arrival, there will be no refund of the deposit.

Up to 60 days before	100% refund of deposit
Between 30 and 60 days	50% refund of deposit
Under 30 days	no refund of deposit

Alpes et Atmospheres, Home&Guide Concept : Daniel DURET, 178 impasse des biollay, le Perrey, 74190 Passy -FRANCE -

SIRETn° 42296413000021 - NAF 926C0 - Tel 00.33 (0)4.50.58.36.49 - email dan-duret@ wanadoo.fr - ww w.alpesetatmosferaes.com

