

Short Term Rental Agreement

La Minoterie

January 2022

This Short Term Rental Agreement (the “*Agreement*”) is agreed by Arnold and Anouk Ammerlaan (“*Homeowner*”) and (“*Guest*”) when this document is received. Both parties hereby agree as follows:

1. Property: The property is located at:
La Minoterie, 12 Chemin de La Minoterie, 50240 Saint James
2. Rental Party: The rental party shall consist of Guest and the following persons, as indicated on the invoice.
3. Maximum Occupancy: The house contains 20 beds but the maximum number of guests is limited to fourteen persons.
4. Term of the Lease: The lease begins at 4 p.m. on the ‘*Day of Arrival*’ and ends at 10 a.m. on the “*Checkout Date*”.
5. Rental Rules: Guest agrees to abide by the **Rental Rules** at all times while at the property and make sure all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
6. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
7. Rental Rate and Fees:
 - a. Deposit: A deposit of €400,-
The deposit is for security and shall be refunded within 14 days of the Checkout Date provided no deductions are made due to:
 - damage to the property or furnishings
 - dirt or other mess requiring excessive cleaning / not doing the basic cleaning by leaving or
 - any other cost incurred by Homeowner due to Guest’s stay

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

- b. Rental Rate: By paying the rental price of La Minoterie you automatically agree with the Rental Agreement of La Minoterie.
 - 30% of the total amount must be paid for final reservation
Your reservation is final as soon as we have received the deposit and it has been confirmed to you in writing (letter or e-mail).
 - 70% of the total amount must be paid 8 weeks before the Check-in Date
9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:
 - 50% if cancelled 60 days prior to the Check-in Date
 - 0% if cancelled 30 days prior to the Check-in Date

10. Liability: Guests stay is their own risk. Homeowner is in no way liable and can in no way be held liable for any damage or injury suffered in La Minoterie or on the property, in any form whatsoever. In case of damage to the properties in excess of the amount of the deposit, the General Liability Act comes into effect and the damage can be settled through the Tenant’s Liability Insurance.

11. Insurance: We encourage all renters to purchase traveller insurance.

12. Cancellation by the landlord: In case of force majeure or unforeseen circumstances, the lessor can cancel the reservation. In this case the lessor will proceed to repay the already fully or partially paid rental costs without incurring any compensation. Landlord is never liable for the costs of any services that have already been made by the tenant or his group members. For example, bookings of attractions, packages or tickets (airplane/boot/train).

13. Storms/power/water outages: No refunds will be given for leakage or natural disasters like storms and power outages.

14. House Rules: Your stay is based on trust. Please respect our property. Leave the inventory of the house in the same state as you found it at the time of your arrival. Report any (small) damage directly to the administrator.

- **Smoking**: is NOT allowed
- **Pets**: are NOT allowed
- **Parking**: Vehicles are to be parked in designated parking areas only. Parking on the grass is not permitted.
- **Housekeeping**: There is no daily housekeeping/maid service. Linens and bath towels are NOT included in the unit.
- **Gameroom/Souterrain/Basement**: No children under the age of 12 permitted in the souterrain at any time without adult supervision.
- **Fireplace inside**: The fireplace is a wood fired firebox. Please do not throw any paper or other combustible materials in the fireplace, to avoid fire hazard in the chimney.
- **Fireplace outside**: Find firewood from the forest to use here.
- **Water and Toilet**: The property is on a septic systems. The septic system is very effective; however, it will block if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products and baby wipes should be flushed at any time. If it is found that feminine products have been flushed and block the septic system, you could be charged damages of up to **€400,-**.
- **Cleaning**: Every tenant, regardless of the rental period, must pay € 250,- cleaning costs. The tenant is obliged to deliver La Minoterie before departure 'swept clean'.
 - 1) Strip bedding and leave in the hallway (but leave the mattress protector on).
 - 2) Empty all bins, bags outside in the cabinet and glass to the glass container.
 - 3) Put items (plates, glasses, furniture) back where you found it (on the right floor).
 - 4) Put the toys back neatly and put all boxed games back in their boxes.
 - 5) Leave toilets and shower rooms in a respectable manner.
 - 6) Leave microwaves, cookers, ovens fridges, dishwashers clean and empty.
 - 7) Empty the fireplaces, remove the ashes with a dustpan/duster. **Don't** use a vacuum cleaner.
 - 8) Vacuum all floors.
 - 9) Close all windows to secure the house.

Leave the house in a decent condition, otherwise we will be forced to charge the extra (cleaning/electricity/repair) costs from your deposit.
- **Included**:
 - Gas, water and electricity (normal use). extreme costs we pass on.
 - Fire wood (normal use and only to use for the stoves inside)
 - Garbage bags from Saint James (waste must be separated)
- **Excluded**:
 - Bath and bed linnen (Bed linnen can be rented at an additional cost).

15. Complaints and disputes: A complaint must be reported by telephone within 48 hours when arrive at the holiday home and followed by a registered letter. The same applies if something serious occurs during the stay in the holiday home. When a tenant refuses to take possession of the holiday home, because the state of the house does not correspond with what he can reasonably expect, he must immediately contact the Landlord. The current contract has been drawn up and must be interpreted in accordance with Dutch law. All disputes that may arise from this contract fall under the exclusive jurisdiction of the Dutch cantonal court.

16. No rights derive: No rights can be derived in any way from the information, photos, images and links as mentioned on the website of La Minoterie (www.laminoterie.eu, VRBO or Gites).

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner:

Arnold and Anouk Ammerlaan

Date: 2022

Mobile +31 6 20 383 171

Guest:

Name: _____

Date: _____

Phone # (during stay): _____

Signature: _____