

Particular Conditions (page 1/3)

The rental contract is composed of three pages. The cottage owner sends two copies by mail to the renter who signs each of the three pages of the contract at the bottom. He is to send one of the copies back to the cottage owner together with the booking deposit.

| | |
|--------------------|--|
| Situation | La Mothe 12260 Salles Courbatiés (France). |
| General conditions | See page 2. |
| Description | See page 3. |
| Between the owner | Anne Christine & Marc Garreta 7 Impasse des Tisserands 12200 Villefranche de Rouergue (France) 05 65 45 73 80 / 06 07 69 44 74 / mdigarreta@ifrance.com |
| And the renter | |

| Length of stay (number of weeks) | Number of occupants | Arrival (Saturday 15h30) | Departure (Saturday 9h30) |
|---------------------------------------|------------------------|-------------------------------|--------------------------------|
| | | | |

| Price of stay | Booking deposit | Balance outstanding |
|---------------|-----------------|---------------------|
| € | € | € |

Précisions :

- All the service charges (water, gas, electricity, heating) are included in the rental price.
- This rental will be ratified if the owner has received before the __/__/__ at the address mentioned above a copy of the dated and signed contract as well as the booking deposit either by check, credit transfer, Paypal..
- After this date the rental will be invalidated and the owner may take advantage of the lodging.

Remarks :

- The general conditions are part of the present contract (second page).
- The description of the "gite LaMothe" is part of the present contract (third page)
- The signing of this contract implies the acceptance of the general and particular conditions.
- In order to be validated each of the three pages has to be signed at the bottom..



At Villefranche de Rouergue (12 / France)

Signature of the cottage owner

The __/__/__

Signature of the cottage renter

General conditions (page 2/3)

-1- General dispositions

The renter can in no case take advantage of a right whatever of prolongation of the stay in the premises at the term of the period initially foreseen in this contract.

-2- Use of the premises

The renter will make good use of the premises in a peaceful way in conformity with the purpose of the premises.

The renter commits himself to render the cottage at the moment of departure as proper and tidy as it had been at his arrival.

The rental can in no case be used by a third party.

The owner provides the lodging in conformity to the description given and assumes its maintenance.

-3- Security deposit

The amount of the security deposit is equal to **1000 Euros**.

It has to be put down at the moment of entering the premises at the latest.

In general it will be reimbursed at the moment of departure, with a possible reduction in case of deterioration of the lodging as well as possible fees of replacement or repairs.

If the security deposit is insufficient the renter is committed to restore the missing sums after the departure inventory.

-4- Number of occupants

In case the number of occupants exceeds the number agreed in the present contract, the owner and the renter will make an amicable agreement as to the extra charges entailed by the modification of the occupation.

-5- Animals

In general, animals are not allowed, except for familiar pets of small size and by owner's agreement..

-6- Inventory

The inventory of the furniture and the equipments will be done at the beginning and at the end of the rental by mutual assent by the owner, or one of his representatives and the renter will conform both by signature.

-7- Tenant's rates

The service charges are included in the rental price.

They correspond to the fees for water, gas, electricity, heating.

-8- Payment

The amount of the booking deposit equals 33% of the rental price.

The rental will be ratified as soon as the owner has received a signed copy of the present contract accompanied by the booking deposit, before the date indicated in the present contract.

The balance outstanding will be paid the day of arrival at the premises.

If the renter is to arrive later he has to inform the owner beforehand in writing, and has to send him the outstanding payment for the day of arrival foreseen in the contract. Under these conditions the article 10 line b will not be used.

-9- Interruption of the stay

In case of an anticipated interruption of the renter's stay, without any link to the owner's responsibility there will be no reimbursement of the payment except the security deposited mentioned in article 3.

-10- Conditions of withdrawal

Any withdrawal has to be notified by recorded delivery letter

-a- before the beginning of the stay

The booking deposit is accepted acquired by the owner; they may be rendered in case the owner can rent the lodging for the same period

-b- if the renter hasn't arrived the day foreseen in the contract

The outstanding balance is to be paid.

After 24 hours without notification to the owner, he is allowed take advantage of the cottage

-c- In case of nullification of the contract by the owner

He will render twice the amount of the booking deposit.

-11- Insurance

The renter is responsible for all the damages incumbent upon him. We friendly invite him to verify whether is domestic insurance police implies an extension for holidays rentals. If this is not the case we recommend to subscribe such an insurance

-12- Use of outside equipments

A swing for children as well as a swimming pool (1,20 x 6,00) secured according to the security norms are at the renter's disposal.

The use of these equipments is entirely submitted to the renter's responsibility

At **Villefranche de Rouergue (12 / France)**

Signature of the cottage owner

The __/__/____

Signature of the cottage renter

Description (page 3/3)



- **City** : Villefranche de Rouergue.
- **Country** : France. ■ **Region** : Midi-Pyrenees. ■ **Province** : Aveyron.
- **Geographical situation** : Countryside.
- **Tourist region** : Rouergue.
- **Address**: La Mothe. 12260 Salles-Courbaties France
- **Proximity** : 15 Km From Villefranche De Rouergue, 20 Km From Figeac, 2 Km from a river, 2 Km from shops, 5 Km from Town Center.

'LaMothe' : Charming Cottage in West Aveyron.

The self-catering cottage "La Mothe" is situated in the **Aveyron** department in Southern France. A private housing in a former sandstone farmhouse (18th c.) at the far end of the hamlet LaMothe.

The peace and quiet of its prominent situation in the Diège valley provides numerous possibilities to discover its surroundings throughout all seasons. At the heart of the Bastides triangle Villefranche – Villeneuve – Sauveterre you can also discover famous sites such as Belcastel, Najac, Foissac, St Cirq Lapopie, Figeac, Rocamadour, Padirac, Conques or Millau and its breathtaking viaduct.

In this 210 sqm cottage with all modern conveniences you have at your disposal: six independent bedrooms (4 single beds, 4 double beds, 1 cot), a well-equipped kitchen, a living-room with fire-place, a games room, 2 bathroom and toilets on each floor, central heating.

A private pool and a parking enhance the 1500 sqm estate with a sweeping view over the meadows and down the Diège valley.

This self-catering may accommodate either small groups, a big family or two smaller families throughout all the seasons. You can rent the cottage for a week, whereas a two-weeks-stay is preferable in the summertime.



- Capacity** : 10 people **Type** : House - 9 Rooms - Detached - with floors - 210 sqm. **Facing** : South-east,
- Composition** : 6 bedrooms (+1 baby), 1 bathroom, 1 shower room, 2 WC., Independent kitchen, Living room, Games room, Storeroom, Terrace, Courtyard, Garden : 2000 sqm, , Private parking, Private swimming pool.
- Bedrooms** : bedroom1(1st floor/20m²/2 lits 90x190), bedroom2(1st floor /20 m²/1lit 140x190), bedroom 2bis-baby(1st floor /6 m²/1lit baby), bedroom3(1st floor /20 m²/1lit 140x190), bedroom4(1st floor /15 m²/1lit 140x190), bedroom5(2nd floor /11 m²/2 lits 90x190), bedroom6(2nd floor/10 m²/1 lit 140x190).
- Services** : Linen provided, Housework not included (can be done for 55 Euros).
- Appliances/Equipment** : Dishes and Cutlery, Cooking utensils, Fridge, Freezer, Oven, Hobs, Microwave, Dishwasher, Washing machine, Vacuum Cleaner, Iron, Central Heating, Fireplace.
- Multimedia Equipment** : TV, Tel, Video Player, DVD Player.
- Outside Equipment** : Garden furniture, BBQ, Sun Lounger, Child's outdoor games. **View of** : Countryside. - Open view
- Activities** : Tennis, Fishing, Hiking, Mountain-biking. **Remarks** : Car recommended.

| Rent 2007 | Very high season | High season | Medium season | Low season |
|-----------|------------------|-------------|---------------|------------|
| Week : | 1180 € | 880 € | 650 € | 500 € |
| Week-End | | 590 € | 440 € | 325 € |

► **Charges included** ► **Damage deposit**: 1000 € ► **Advance payment** : 33% of the rental price.

| 2007 | 2008 | | | | | | | 2008 | | | | | | | 2008 | | | | | | | 2008 | | | | | | | | | | | | | | |
|---------|------|---|---|---|---|---|---|------|---|----|----|----|----|----|------|----|----|----|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | |
| Sep 07 | | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| Oct 07 | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | | |
| Nov 07 | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | |
| Dec 07 | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| Jan 08 | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | |
| Fév 08 | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | | |
| Mar 08 | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| Avr 08 | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | | | | |
| Mai 08 | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | |
| Juin 08 | | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| Juil 08 | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | |
| Aout 08 | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| Sep 08 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | | | | | |
| Oct 08 | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | |
| Nov 08 | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | |
| Dec 08 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | | | |

At Villefranche de Rouergue (12 / France)

Signature of the cottage owner

The __/__/__

Signature of the cottage renter