

## RENTAL TERMS AND CONDITIONS IN FURNISHED TOURISM ACCOMMODATIONS

### Between the following parties,

The SAS Château Saint Laurent  
The Plantey  
33112 SAINT LAURENT MEDOC

Represented by Mr. Jean BERNARD  
Hereinafter referred to as the "**Lessor**",

And the Lessee, who can reasonably use the rented property,  
Hereinafter referred to as the "**Lessee**",

### PREAMBLE

The general rental conditions apply for the provision by the Lessor to the Lessee, for an agreed period, of one or more spaces of the Château Saint Laurent according to a rental contract. The rental agreement is formed by the accepted quote supplemented by all written exchanges between the Lessor and the lessee setting the future conditions of occupation and any special conditions.

### 1. Information on the property to be rented

A furnished accommodation at Château Saint Laurent, located at Le Plantey, 33112 SAINT LAURENT MEDOC, for a price and a duration agreed between the parties during the reservation made by the Tenant.

### 2. Enjoyment of the property

The Lessee is required to make peaceful use of the accommodation. Any party or festive event not authorised by the Lessor is strictly prohibited.

The Lessee will occupy the accommodation at his convenience and subject to respecting the destination of the rented premises, the provisions of these general conditions, and taking care not to cause abnormal neighbourhood disturbances.

The Lessee will respect the maximum number of people that can enter the premises, according to the description of the accommodation. The Lessee is responsible to the Lessor for the behaviour of his guests.

- The Lessee should refrain from making any noise which may be disturbing to the neighbours, notably through the use of radios, televisions, etc.

The Lessee shall have no recourse against the landlord in the event of theft or damage in the rented accommodation.

- The Lessee may not object to the Lessor visiting the premises if the Lessor or his authorised representative so requests.

Pets are not allowed in the rented premises.

### 3. Notice to smokers:

Smoking is strictly prohibited in indoor areas.

In case of cigarette smell in the accommodation, the costs that may be related to the air treatment to remove tobacco odors will be fully charged to the Lessee

Cigarette butts outside must be picked up.

### 4. Key Handover

**CHATEAU SAINT LAURENT**

SAS with a capital of €2,300,000

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VAT: FR 70920283413

The Lessor will give the Lessee the keys to the accommodation when entering the premises. Otherwise, for example in case of late arrival, the keys will be placed in a key box whose code will be communicated by the Lessor to the Lessee. The Lessee undertakes not to disseminate to any third party, on any medium or media, the code that has been communicated to him and which will be of single use, for the duration of the rental.

Check-in: Check-in will be as off 4:00 pm and until 10:00 pm on the first day of the rental.

Departure: The Lessee undertakes to vacate the premises no later than 10:00 am on the last day of the rental. The Lessee informs the Lessor of his departure time to provide for the keys' return.

## **5. State of the premises and inventory**

The Lessor will draw up a contradictory entry inventory, when handing over the keys to the Lessee. This inventory may take the form of a brief video in the presence of the Lessee. The records may be used, authenticated and recorded by any means available to the Lessor in the event of damage or more generally incidents for the purposes of recourse.

Without raised objections issued by the Lessee during the entry inventory, the accommodation and its equipment are deemed to be complete and in perfect condition.

A contradictory exit inventory will be imperatively established at the time of the Lessee's departure . Any damage may be recorded by any means by the Lessor (photos, videos). Any anomalies encountered will be immediately reported by the Lessor to the Lessee, then notified by simple SMS, message or email.

The absence of any dispute by the Lessor within 24 hours following the end of the rental period, will be deemed that the premises are returned in good condition and with a complete inventory. This does not apply to damage or disorders that have been deliberately concealed by the Lessee from the Lessor or that could not have been detected by the Lessor during the exit inventory and for which the Lessee would remain liable to the Lessor.

In case of late arrival of the Lessee, the contradictory inventory will be imperatively carried out the next morning under the conditions described above.

## **6. Obligation and responsibilities of the Lessee**

A security deposit payable before the delivery of the keys by the Lessor may be claimed. In addition to any security deposit agreed between the parties and paid by the Lessee;

- The Lessee will be liable for damage and losses that may occur during the term of the contract in the premises of which it has the exclusive right of use and this without limitation of amount;
- If items in the inventory are broken or damaged, the Lessee agrees to compensate the Lessor for an amount equivalent to their replacement value;
- In the event of damage, the Lessee will be personally and fully responsible for the operating loss that may result from a restoration.

This article also applies to damage to the Lessee that may occur in outdoor spaces, gardens, swimming pool and various equipment.

In the event of the Lessee's voluntary absence from the exit inventory, the Lessee may not subsequently dispute the damages and anomalies that might be presented by the Lessor.

## **7. Cancellation**

Strict cancellation policy, the total amount of the stay is due at the time of booking. There will be no down payment refund. Depending on the special conditions that may have been agreed between the parties, the event may be postponed once, to another date, with or without penalties, according to the provisions of the aforementioned special conditions. Without special provisions, strict cancellation policies are maintained.

## **8. Closed-circuit television.**

The common areas are equipped with a video surveillance device. Surveillance is not active, in real time, but video recordings may be used on a delayed basis and only in specific cases and in particular in the event of an accident, suspicion of incivility, damage, non-compliance with the regulations and any disturbances that may occur that have caused harm to the establishment or to other residents. The data is stored for 15 days and will then be deleted, in the absence of the events mentioned above.

## **9. Eco-responsibility**

You stay in the middle of a vineyard grown with an organic certification. We value our environment and encourage you to do the same. Your home is equipped with very low consumption LED light bulbs, water saver and various devices to reduce your impact on the environment throughout your stay.

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Air conditioning is the most energy consuming equipment. Our VRV air conditioning system reduces your energy consumption by optimizing seasonal performance using high-efficiency indoor and outdoor units as well as intelligent energy management controls. It can be activated as of an inside temperature of 23°C.

Only use air conditioning when necessary!

To limit the heat in your premises, it is recommended to:

- Close the shutters or lower the blinds during the day,
  - Close the windows when the outside temperature is higher than the inside temperature.
- Conversely, at night when temperatures are at their lowest, open the windows to create drafts.  
Please do not leave the air conditioning with open windows and turn it off in case of temporary absence.

## 10. Departure Requirements

Cleaning fees are not charged by the Lessor to the Lessee. This is conditioned, when the keys are returned, that the Lessee hands over to the Lessor a dwelling in a satisfactory state of cleanliness:

- Trash must be sorted and emptied into the bins located in the courtyard near the main gate.
- The dishes have to be washed. Remember to run the dishwasher before you leave.
- The fridge must be empty.
- Floors should be left clean.

In the event of non-compliance with these rules, the customer agrees to pay an additional fee of €200 including tax per Rented Accommodation, payable upon departure, during the exit inventory. The operating loss that may result from an enhanced cleaning service will be invoked in full to the Lessee who accepts in advance the full coverage of its cost which would be presented to him by the Lessor.

## 11. SWIMMING POOL

A shared outdoor swimming pool may be made available to the Lessee by the Lessor, from June to September. The hours are from 10:am to 8 pm in order to avoid noise.

The pool is unsupervised, the Lessor tolerating its use by the Lessee subject to him taking all the necessary precautions.

Unsupervised children are prohibited in outdoor areas and especially around the pool. Swimming is prohibited for children unaccompanied by an adult.

The use of the pool by the Lessee and his guests is strictly under the Lessee's responsibility.

Outside the use of the pool, the Lessee will check that the safety shutter is properly closed and will ensure that the latter is closed after each use. In the event of a defect in the security device, the Lessee undertakes to inform the Lessor immediately and without delay.

## 12. Election of domicile

For the execution hereof, the Lessor and the Lessee will elect their respective home addresses as their legal domicile. However, in the event of a dispute, the competent court of the Lessor's domicile shall have sole jurisdiction. This contract is subject to French law and any dispute or difference that may arise between the parties in connection with the interpretation, performance or termination of this contract shall fall within the jurisdiction of the court of BORDEAUX (33000), France.

## 13. Scope of application

These applied General Conditions of Sale and Use are brought to the attention of the Lessee by any means, without restriction or reservation, to all the stays at Château Saint Laurent.

Date :     /     /

The Lessee, mention "Agreed and signed",  
Signature

A :

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# SPA / FITNESS AREA

## Specific Regulation

The spa / FITNESS area is available to the Lessee, if specified in the booking contract. Also, please leave this place in the state in which you found it. Enjoy these moments of calm and relaxation subject to the few rules set out below.

### Access to the spa / fitness area:

Open from 10 am to 7 pm, except Sundays.

For safety reasons, children are not allowed to enter the spa / fitness area, even when accompanied by a parent. The establishment declines all responsibility in the event of an accident.

### Regulations for use

- **Non-smoking area**
- **Please remove your shoes when you enter**
- **Displacements in bathrobe and slippers**
- **Glasses, beverages, and food products are prohibited (plastic water bottle allowed)**
- **Be careful not to create noise nuisance**
- **Respect the calm and cleanliness of the place**

### Jacuzzi /swimming pool:

- Do not dive in
- No water games
- Avoid splashing

### Sauna:

The use of the sauna is of the sole responsibility of the user. Prolonged use beyond 20 minutes is not recommended. Sauna is strongly discouraged for people with heart and circulatory problems.

### Fitness equipment:

Use only with dry clothing and depending on your physical fitness.

### Leaving the spa:

- Don't forget anything in the spa.
- Leave the spa empty and clean
- Bring back with you your towels, bathrobes, slippers
- Be sure to leave the access door closed
- Lock the exterior access gate to the courtyard

Date :    /    /

The Lessee, mention "Agreed and signed",  
Signature

A :

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