

FURNISHED ACCOMODATION CONTRACT « CityHeart »

Dear Sir or Madam,

We are pleased to welcome you in our classified Furnished Accommodation of Tourism, "CityHeart" N°67482001839D6, located in the heart of Strasbourg, 4 rue des Combattants Africains 67100 Strasbourg.

We wish you a good reception of the booking conditions described below.

The owners

Characteristics of the lodge :

In a new building with lift.

This is an apartment of 37 m2 (with a 21 m2 terrace). It has an entrance, a living room with an equipped american kitchen (oven, hob...), sofa bed and television, a bedroom, a bathroom with an Italian shower and toilets.

Please note that :

- Pets are not accepted.
- you can't smoke inside the apartment.

Maximum duration of stay: 90 nights

Arrival: from 15:00 and in principle until 20:00

In case of late arrival, please let me know by email or sms, or phone (see owners' contact details)

Departure: before 10:00

Expected accomodation :

The capacity of the lodge is 4 people. In addition, a baby bed is available.

..... persons including adults
..... children from 2 to 18 years
old
..... children under 2 years of
age

Tenants contact information :

Mrs., Mr.

Address

Postal code..... City.....

Country

E-mail :

Home phone :

Mobile phone :

Insurance Policy Name and Insurance Policy No :
.....
.....

Owners' contact details :

Mr. Mrs. Serge and Sandrine ZELMEYER
6 rue de Soultzmatt
67100 STRASBOURG
06 81 78 84 66
cityheart.alsace@gmail.com

Dates of stay:

From the datefrom 3 pm, to....., before 10 am.

Price of the stay including VAT and Tourist tax :

Prices fluctuate depending on the season. For more information, visit the website www.cityheart.fr

The linen and towels are supplied.

The bed in the room measures 160X200 cm.

The sofa bed measures 140X190 cm.

A bank imprint is recorded at the time of booking. Without being cashed, it serves as a security deposit in the event of damage or contract cancellation.

THIS FURNISHED RENTAL TAKES EFFECT as soon as you book online.

✍ A copy of this dated and signed contract is to be returned at the time of the arrival or sent by email (the second copy is to be kept by you).

✍ The amount of € is to be paid when booking online.

I, the undersigned, Mrs., Mr,declare that I accept the terms of the contract, after having read the general conditions on the back of this document

In, on

The owner,

In, on

The tenant (Signature and mention "read and approved")

GENERAL CONDITIONS

Article 1 - The CityHeart lodging:

This contract concerns the furnished rental of the lodging "CityHeart", 4 rue des Combattants Africains 67100 STRASBOURG.

It is a 37 m2 two-rooms apartment with a 21 m2 terrace. It consists of an entrance hall, a living room with an open-plan kitchen (oven, hob, refrigerator, etc.), a sofa bed, a television, a bedroom and a bathroom with an Italian shower and toilet.

Article 2 – Duration of stay:

The "CityHeart" lodging is a Furnished Accommodation which can be rented for a period of 1 day to a maximum of 90 days, according to the article D.324-1 of the Tourism Code.

The tenant who has signed this contract, which is concluded for a fixed period, cannot claim any right to remain in the premises at the end of the stay.

Article 3 - Signing of the contract:

The reservation becomes effective as soon as the tenant leaves his credit card imprint on the booking site www.cityheart.fr or on the partner booking platforms « airbnb.fr » or « abritel.fr ».

This bank imprint is used as a security deposit.

This contract, thus concluded between the tenant and the owner, must be dated and signed in duplicate. One of these copies must be given to the owner at the time of entering the premises; the second copy must be kept by the tenant.

Under no circumstances, the rental of the lodging cannot benefit third individual or legal entities.

Any infringement of this point would be likely to result in the immediate cancellation of the rental at the tenant's fault, the rental proceeds remaining definitively acquired by the owner.

Article 4 - In case of cancellation of the contract by the tenant:

Any cancellation decided by the tenant must be promptly notified in writing to the owner, by email or sms.

a) Cancellation decided by the tenant **less than 15 days before** arrival at the premises:

An amount of 25% of the total price capped at 1 night's stay will be acquired by the owner and will be deducted from the security deposit.

b) Cancellation decided by the tenant **less than 48 hours before** arrival at the premises:

An amount of 1 night's reservation will be deducted from the security deposit.

c) Cancellation decided by the tenant **within 24 hours after** the scheduled arrival at the premises. An amount of 2 nights' reservation will be deducted from the security deposit.

d) **More than 24 hours** without any news from the tenant:

This contract will become null and void and the owner will be able to dispose of his lodging. An amount of 2 nights' reservation will be deducted from the security deposit.

e) Finally, if **the stay is shortened**, the rental price will remain the property of the owner. No refund will be made.

Article 5 - In case of cancellation by the owner:

The owner shall pay in full the tenant any sums paid in advance.

Article 6 - Arrival in the lodging:

The tenant must arrive on the day specified on this contract. In the event of late or delayed arrival, it is advisable to inform the owner sufficiently in advance.

In addition, the tenant can have a parking space if he wishes. It is located in a covered car park in a neighbouring building. The access is located on the road « **rue des Châtaigniers** ». An information on this point will be given to the tenant and a remote control will be given to him by the owner. This remote control must be returned at the end of the stay.

Article 7 - Payment of the price of the stay:

The total amount of the rental, including taxes, particularly Tourist tax, is paid either directly online on www.cityheart.fr when booking, or when entering the premises, by credit card or in cash. Checks are not accepted.

Article 8 - Inventory of fixtures:

An inventory of the equipment in the lodging is taken by the tenant and the owner and signed jointly at the arrival and at the departure of the tenant. This inventory is the reference document in the event of a dispute concerning the inventory of fixtures.

The owner entrusts one set of keys or two if necessary to the tenant for the duration of the stay. The set(s) of keys must be returned at the end of the stay by the tenant.

The state of cleanliness of the lodging at the arrival of the tenant is noted as a part of the inventory of fixtures. The cleaning of the premises during the stay as well as at the departure of the tenant is the responsibility of the latter. In the event of abnormal use of the premises, exceptional soiling, damage, the amount of the fees will be charged to the tenant on his security deposit.

Article 9 - Security deposit:

When the tenant makes the reservation, a security deposit of 300 € is realized by credit card imprint.

After the contradictory establishment of the inventory of fixtures at the tenant's departure, the bank imprint will be simply cancelled unless any damage is noted. In this case, the cost of restoring the premises may, if necessary, be deducted.

In the event of the tenant's early departure, at a date later than that mentioned on this contract, thus preventing the contradictory establishment of the inventory of fixtures at departure, the latter will be drawn up by the sole owner and will not be debatable.

Article 10 - Use of the premises:

The tenant must ensure the peaceful nature of the furnished rental and use it in accordance with the purpose of the premises.

Article 11 - Capacity of the lodging:

This contract is established for a capacity of 4 people. This means "maximum capacity". If the number of tenants exceeds this capacity, the owner may refuse the additional people. If that's the case, any modification or termination of the contract shall be considered as being at the initiative of the tenant.

Article 12 – Reception of animals:

This contract specifies that the tenant **cannot** stay with a domestic animal. In the event of non-compliance with this clause, the owner may refuse the stay, without any refund.

Article 13 - Insurance:

The tenant is legally responsible for all damages arising from his fault. He is required to be insured.

Article 14 - Payment of expenses:

Water, electricity and gas charges are included in the rental price, for a normal use, otherwise any charges might be invoiced to the tenant.

Article 15 – Disputes: Any bone of contention relating to the furnished rental will be dealt with by the competent court.