

AGREEMENT *Seasonal Lease*

RENTAL

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

Address : Hamlet of Magril

Farm of The Brandettes

24370 SIMEYROLS

www.sibemol.fr

gites@sibemol.fr

Mobile: 00 33 (0)614 98 29 59

Phone : 00 33 (0)553 29 71 85

TENANT :

Name

Address:

Tel.:

e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Description of the independent Magril's FarmHouse ☐ 100m²/8 Pers. or ☐ 60m²/4 Pers.

ADDRESS: «GREEN HAVEN», HAMLET OF Magril, 24370 SIMEYROLS

- Situated: 15km from Sarlat & Souillac (Station/Motorway A20)
- Nearest shops: Carlux 4km and Salignac 10km
- Rental property suitable for 2 to 8 persons maximum
- Detached character property, House on 2 floors.
- Recently Restored (1st renovation in the 70's. 2nd Renovation of the barn 1999-2006, Renovation of the roof spaces 2011-2012 & the oldest part of the farmhouse 2015-2016)
- For exclusive use of the renter
- Furnished, classified as ★★★★★ by the Prefecture

● APPROXIMATE SURFACE OF THE ENTIRE HOUSE ≈ 100 m² / 1076 Sqft

● Living Room OR Extra Bedroom ≈ 25 m² / 270 Sqft

- 1 Sofa Bed (Double Bed, Queen Size)
- Fireplace, & electric radiator
- 1 Armchair
- Country Table with 2 benches 2 Stools for 8/10 Pers. + a high chair
- Flat Tv/Dvd player (TnT = 25 Channels with possibility to change language for original sound track of films & tv series + Possibility to watch International channels on a computer with an Internet high speed wifi Access)
- Open Kitchen

● Open Veranda ≈ 8 m² / 86 Sqft & Pergola

- Square Table + 8 chairs for 4/6 persons under the Veranda
- Or 2 Tables for a squared configuration for 8 sets & a long tables for 10 Sets under the Pergola

● Master Bedroom 1 on Ground floor ≈ 23 m² / 250 Sqft

- Large round bed (Diameter 2,40m) equivalent of a queen size bed,
- Cupboard and dresser
- 1 small chest & an armchair
- Heating: Fireplace with enclosed hearth & 1 radiant

● Double Bedroom 2 on ground floor ≈ 19 m² / 200 Sqft

- Double Bed 140x190 & Small Single Bed 70 x 170 cm OR Baby Travel Cot
- Cupboard & Small Safe large enough for a laptop
- Heating: electric radiator & heat from the hearth/tower fan
- Radio/Cd player
- Books, Magazines, Documentation, Post cards, maps about the Périgord at your disposal

● Master Bedroom 3 Upstairs ≈ 15 m² / 160 Sqft

- Double Bed Queen Size (160x200cm) + a 2nd Baby Travel Cot
- 1 armchair & Dresser & a Large Cupboard in the corridor
- Heating / Air Conditioning reversible & Heat from the fireplace

● Double Bedroom 4 on the Mezzanine ≈ 11 m² / 120 Sqft

- Double Bed (140x190cm) & Single Bed (90x190cm) for 2 or 3 children
- Heating / air-conditioning reversible

2 baby travel cot can be made available, but, owing to the presence of the mezzanine and the pond, we advise against families coming with children able to walk but who are unable to swim. Reason why we'd added a barrier downstairs & locks on each door of the house so that young children can not venture alone in the garden. If, however, you come with young children, you undertake to ensure that an adult is always with them in the garden to supervise. In the case of any incident, the Lessor shall not be held responsible.

● SANITARY FITTINGS

● 2 Bathrooms on ground floor ≈ 3 m² / 35 Sqft each

- In the Master Bedroom 1: 1 bathtub & 1 washbasin, 1 hair dryer & a 200 l Immersion Heater specially for this bathroom
- In the other Double Bedroom 2: 1 Shower & 1 washbasin
- Separate Wc in the corridor in between those 2 bedrooms on ground floor

● 1 Bathroom Upstairs ≈ 4 m² / 44 Sqft

- 1 Large Shower – 125 cm x 100cm & 1 Large Washbasin
- 1 Radiator/heated towel rail, 1 Hairdryer & a 2nd vacuum cleaner

● Cellar ≈ 2 m² / 22 Sqft each

- 1 x 5kg capacity washing machine & 1 radiator/heated towel rail (which is as good as or even better than a tumble dryer, when the sun and the wind don't allowed you to dry washing outside)
- 1 Ironing board and Steam iron & 1 Vacuum cleaner
- 1x300 l Immersion Heater, supplying all the bathrooms with shower & Kitchen

• 3rd independant toilets in this cellar close to the living room 3 wc Connected to 2 septic tanks. Please take care only to throw the strict minimum down the toilet. Forbidden items: Duck Fat, Wipes, Kitchen paper, Paper tissues, Feminine protection, Tampax, Cigarette ends & Bleach. If one of the members of the family is being treated with antibiotics, please inform us or through too old yogurts in the toilets)

● KITCHEN EQUIPMENT ≈ 4 m² / 44 Sqft

- 1 Four-ring electric Cooker + Oven + Microwave cooker + Bbq & Plancha
- 1 Small hot water tank
- 3 Coffee pots (1 Traditionnal & 2 Senséo), 2 Kettles & 2 Thermos
- 1 Steamer, 1 Toaster, Electric Juice Extractor, 2 Food processor
- 1 x 12 place Dishwasher & 1 Fridge/Freezer
- 1 Crockery Cupboard (= 18 place settings, details given in the inventory) and food cupboards, containing necessary items for 1st breakfast • We also offer you to have your First Meal with us OR to put a picnic basket at your disposal in the gite if exosted by your journey, for all stays of at least a week, to make your installation easier . Please let us know what you would prefer & Inform us, of your potential allergies.

● HOUSEHOLD LINEN is available for 8 people and included in the rental price :

- 1 Bath Robe (XL, L, S & for children), 1 Bath Towel, 1 Flanel for each one
- Large Double Duvets & Quilts for all the double beds, 2 pillows + bolster and/or 2 extra pillows
- Single duvet for the single beds and a pillow for each one
- Sofa bed: double duvet, 4 pillows for the sofa
- Tea Towels & Table clothes at your disposal as well

Because of the Fire Alarms for a safe use of the Fireplaces & to ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. A basin of sand are available outside for smokers to stub out their cigarettes and avoid causing a fire in the garden.

● LAND

Property of almost 50 000m² 50% of fields 50% of woods. This independent Farmhouse has a private garden Approx 1500 m², fenced, with 10m² Terrace & hammocks. Small pond, no smells & no mosquitoes, but with water lilies, dragon flies and frogs and toads, you might hear them in Spring. (No frogs'legs on the menu !). Surrounded by wooded hills and agricultural land (fields, pasture for sheep and horses). Parking for 3 cars in front of the house + 10 000m² of shared & fenced garden by the pool.

● SWIMMING POOL, RIVER & CANOEING

• 2mn/350m away on the over side of the property, private heated pool (10x5m, heated to 26/32°C 82/90°F from May to October, treated with salt). Accessible on foot or by car via the path crossing the property • Pool protected by a rigid cover & built not too close to the houses, because in an environment very quiet, that's th only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter! • Badminton, Swings, Table tennis, Table football, also available in the barn by the pool • Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farm & the pool. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day. For those who are allergic to their bites, take in your luggage adequate anti-allergen because we are not allowed to give you any medicine • Swimming & Canoeing In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tarnières (15km/10 miles)

● OTHER SPORTING ACTIVITIES

• Walks: Path along the house leading to the GR6 path & many others • Tennis at Salignac rent a court for 5,50€/hour, 10 km away • Horse-riding in Souillac & Sarlat too • Cycle path along the river Dordogne 20km /12,5m from Cazoules to Sarlat. Bicycle rented in July & August along the path on reservation the rest of the year • For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● PETS

Allowed, if they are not aggressive with our other guests, our pets and other animals around (sheeps, horses, deers, squarels, Hedgehogs, birds...). Special Bed covers to protect bedding and sofas from pet's fur. Even if we do cleaning very carefully, we have to pay attention on that point, because of the allergic persons we often receive.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at Magril, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed:

- For a period of **days/week(s)**
- With effect from the **20th, at 4pm**
- And ending on the **20th at 10am**

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows:

- To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement
- To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage
- To maintain the rented property in good condition and return it in good condition at the end of the rental period
- To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering
- Services: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period command of the radiants are looked) and wood are included in the cost of the stay. However, we would ask you to be careful with consumption of electricity (taking account, wherever possible, of the off-peak periods 12.30-14.30 and 1.00am-7.00am) and water (not leaving taps running unnecessarily). Any excess consumption of water (in excess of 5 m³ per week) will be charged to the Tenant and must be paid for before departure.
- Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power & Internet cuts, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, **it is recommended that you unplug any equipment with electronic components during a storm.**
- Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present
- To return the house, at the end of the rental period, in good conditions. Even if cleaning at the end of the Stay is included, we would like you to :

- **Put all together in the bathroom, the House Linen you've used during your stay (Sheets, Towels, BathRobe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)**
- **Empty, sort and carry your garbage to the appropriate container in the village**
- **Replace Furniture, Dishes, Tv, Connections Tv remote where you found them**
- **Start the Dishwasher immediately after the last breakfast**
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice
- Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor.
- To respect the maximum occupancy, as indicated in the property description: the house will accommodate 5 people in comfort; maximum occupancy shall not exceed 6 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent.
- Not to bring any animals into the property, without the express agreement of the Lessor
- To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems
- The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. He must provide proof of this to the Lessor by showing him a certificate of holiday insurance (an extension, normally included, to your house insurance). In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to & accepted by means for the stay, which the Tenant undertakes to pay to the Lessor at her address, in the following manner:

- A rent/Contribution to the charges of **€**
- **30% immediately, to confirm the booking,**
- **Balance 1 Month before you arrival**
- **We offer you the "Taxe de Séjour" (overnight tax) of 1, 10 € per night & per adult.**
- **Cancellation policy without Cancellation Insurance**

1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event 2/ If the Balance is not being paid one month before the start of the rental, the Lessor reserves the right to re-let the property immediately 3/ For canceled stay, we will refund part or all of the balance, corresponding to the days of your stay that have been re-let 4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid. 5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

- **Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com)** Insurance to contract on internet & to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 500 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

THE GREEN HAVEN

RENTAL TARIFFS 2017

	For 8 Pers. Stay of > 7 Nights Prix pour > 1 Week	5/6 Nights 1 Night	3/4 Nights 1 Night
High Season 9 th of July > 25 th of Aug.	1960 €	---	---
Inter Season May > Beg. July & End Aug. > Sept	1400 €	210 €	230 €
Low Season : Beginning of Oct. > End of April	1 260 €	190 €	210 €

- **Less Space: Outside High Season & School Holidays, for 60m² Living room, Kitchen, 2 Bedrooms upstairs 1 Bathroom 2 wc & 4 Pers max : -210€ / Week OR -30€ per night**
- **Short Stays in May • Long Stays : Discount -10% for 2 Weeks & more all around the year**
- **Lowest Tariff: Outside High Season (End of Aug > the Beg. of July) -35% for 3 Weeks, -50% for 4 Weeks & +**

INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

- **All Taxes & Charges included :** Tourism tax offered (1,10€/day & / Pers. & Vat 10%, Water, Electricity, Heating from the 1st of October to the 15th of May & Wood for the Fireplace
- **Cleaning** at the End of the stay , All linen provided & Beds will be made
- At your disposal : **All Items for Babies**, Toys & Games, Documentation about the Area, Books, and started pack of grocery & Cleaning products at your arrival.
- **Pets accepted** with out daily fee , if they are not aggressive with ours & the others guests
- **Free Access: Heated Pool 28/32°C/82/90°F** from May to Oct., **Internet/Wifi & Laundry**
- **Welcome Basket** in all our accommodations with everything necessary for the 1st Breakfast
- **1^{er} DINER OFFERED** (for all stays of one week at least)
Meal round our Guest Table on the day of your arrival OUI NON
OR PicNic Basket at your disposal in the gite OUI NON
- Possible Allergies :
- **ANIMATION OFFERED** (for all stays of 2 Weeks at least booked before the 1st of April)
Private Concert (Jazz, Soul, Blues, Pop-Rock...) OUI NON
OR Karoké OUI NON
(option to select only if really interested for us not to book professionals if not necessary)

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- **Pers. Suppl.:** for more than 8 Pers in the Gite fee of 25€/night/pers & 10€/night/pers for camping in the garden.
- **Heating** switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€ per Week
- **Continental Breakfast** round our Guest Table from 8.30 to 10.30am on Request mention the day before with a contribution of 5€/day /Pers. & 10€/day/Pers. for Sweet-Salty Breakfast
- **Guest Table** on request only, 48h before, with a contribution of 25€/meal & /Pers 15€ for children under 12 years old for 1 menu with 1 aperitive 1 starter 1 main course, 1 dessert & 2 Drinks
- **Delivery of your order of Bread**, Croissants, Milk... twice a Week possible on request only
- **Guide Tours** OR Car with a driver 0,60€ for all kilometres done for you
- **I.T. COURSES** Photography & Inphography, Cooking Courses depending of the planning of the Che
- **Events :** Family-get-Together, Birthday, Marriage, Break-Storming on Request & on Quote
- **Cleaning** during your stay (22€/h social contribution included) OUI NON

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
"Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT *Seasonal Lease*

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

Address : At The Brandettes

24370 SIMEYROLS

www.sibemol.fr

gites@sibemol.fr

Mobile: 00 33 (0)614 98 29 59

Phone : 00 33 (0)553 29 71 85

N° Siret : 509 552 790 00016

TENANT :

Name:

Address:

Tel.:

e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Description of the Gypsy Caravan (House made of Wood, 18m²/194 SqFt for 2 Persons)

ADDRESS: «BOHEMESPirit» in Magril's Hamlet, 24370 SIMEYROLS

- Situated: 15km from Sarlat & Souillac (Station/Motorway A20) or 35km from A89 (Way out Thenon or Brive)
- Nearest shops: Carlux 4km and Salignac 10km
- Rental property suitable for 2 persons
- House completely made of Wood with a look of Gypsy Caravan recently built (2014-2015).
- Detached property & for exclusive use of the renter

● AREA OF ALL THE GYPSY CARAVAN ≈ 18m² / 194Sqft

● STUDIO (Combined living & sleeping area) ≈ 14m² / 160Sqft

- 1 Sofa Bed (Double Bed, Queen Size) you can leave along the wall to be used as a Couch at day time, and pulled to go to bed on both side
- 1 Single bed folded under the double Bed. It can be used in summer when the weather is fine enough when the table for your meals can stay outside
- OR a Baby Travel Cot is also available for babies for 2 years old max.
- Heating : Air Cond. reversible
- 1 Armchair
- Flat Tv Digital = 25 Channels with possibility to change the language for original soundtrack for films & tv series.

● KITCHENETTE ≈ 2m / 6,5ft wild

- (on the left side of the door)
- A Refrigerator and a freezer
- An Combined Oven & Microwaves
- Tv & Dvd player
- 2 electric Rings
- A Coffee Machine Senseo & a Kettle, a Thermos + coffee filters
- 1 Barbecue & an electric plancha
- 1 x 6 sets Dishwasher
- 1 Toaster, a Juice extractor & a Food processor
- A Crockery Cupboard (2/3 place settings, details given in the inventory) and a food cupboard drawer and shelves, containing necessary items for 1st breakfast.
- We invite you to have your First Meal with us, for all stays of at least a week, to make your installation easier. Please let us know if you would like to join us and just mention at the end of the rental Agreement your possible allergies. Please confirm this option at the bottom of this rental agreement

● DINING AREA (on the right side)

- A Folding Table with 2 or 3 seats
- A Pedestal & 1 or 2 seats
- garden furniture : A table & 3 chairs + a bench

● SANITARY FITTINGS : A REAL BATHROOM ≈ 3m²/30Sqft

- A Shower Cabin 90 x 90cm / 8,8 Sqft with hydromassage
- 1 Washbasin
- An Outdoor oldfashion Zinc Bathtub with mixer tab & shower hose
- A 200 l Immersion Heater supplying bathrooms & Kitchenette
- Toilets connected to a Septic Tank (Please take care only to throw the strict minimum down the toilet. Forbidden items: Duck Fat, Wipes, Kitchen paper, Paper tissues, Feminine protection, Tampax, Cigarette ends & Bleach. If one of the members of the family is being treated with antibiotics, please inform us)
- 1 Big Cupboard with Baby Travel Cot there at your disposal
- 1 Ironing board and Steam iron & 1 Vacuum cleaner
- 1 Hairdryer
- 1 Radiator/heated towel rail in between Washbasin & Toilet to give some privacy on each side of the bathroom. As the shower has on each side & the doors 1/3 of opaque glasses to preserve the privacy of the one using it
- Laundry : Free access to the Washing Machines in the Cellar of the main Farm at the end of the path.

● HOUSEHOLD LINEN

available for 2 people (including tableclothes & tea towels) with no extra charges.

- 1 Bath Robe, 1 Bath Towel, 1 Flanel for each one
- Large Double Duvets & Quilts for the double bed + 4 Pillows & a Bolster
- Single duvet for the single bed & Sheets & Blanket for the Baby Travel Cot

Because of the Fire Alarms & to ensure the hygiene of all the house linen, mattresses & curtains, the house is non-smoking. But some Beach Ashtrays are available outside for smokers to stub out their cigarette ends & avoid causing a fire in the country side.

● LAND

- Property about 50 000m² (50% of fields & 50% of wood to preserve our tranquility). Of which 10 000m² of fenced field, shared space round the pool + 7 500m² / 9 000Sqft, fenced field round the gypsy caravan, private space, with a terrace surrounded by wooded hills & valley & agricultural lands (fields, pasture for sheep and horses)
- In the garden, 1 Table, 3 Chairs, 2 SunBath chairs, 1 bench & 2 armchairs in the sun 4 armchairs in the shadow of the oak trees & 1 Parasol (to fold every time you go out & every night because in case of some wind it may be broken at once and in this case you will have to replace it) • Parking for a car at the entrance of the field

● SWIMMING POOL

- 2mn/350m away on the over side of the property, private heated pool (10x5m, heated to 26/32°C 82/90°F from May to October, treated with salt). Accessible on foot or by car via the path crossing the property • Pool protected by a rigid cover & built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bother the one who wants to have a nap at the same time • Private Pool so **Children may bathe only if supervised by a parent**. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter!
- Badminton, Swings, Table tennis, Table football, also available in the barn by the pool • Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farm & the pool. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day. For those who are allergic to their bites, take in your luggage adequate anti-allergen because we are not allowed to give you any medicine

● SWIMMING AND CANOEING

In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

● OTHER SPORTING ACTIVITIES

- Walks on the GR path starting in front of the house.
 - Tennis at Salignac rent a court for 5,50€/hour, 10 km away.
 - Horse-riding at Prats de Carlux, 2km away in Souillac & Sarlat too.
 - Cycle path along the river Dordogne 20km /12,5m from Cazoulès to Sarlat. Bicycle rented in July & August along the path.
 - Golf in Souillac
 - Accrobranche à Carsac à 10 km sur la route de Sarlat
 - Quad, Bowling à Marcillac St Quentin à 15 km
 - Kart à Salignac
- and much more on our website www.sibemol.fr > Distractions

● PETS

Allowed, if they are not aggressive with our other guests, our pets and other animals around (sheeps, horses, deers, squarrels, Hedgehogs, birds...). Special Bed covers to protect bedding and sofas from pet's fur. Even if we do cleaning very carefully, we have to pay attention on that point, because of the allergic persons we often receive.



ARTICLE 1 • LEASE

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ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

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- for a period of _____ days/week(s)
- with effect from the _____, at 16h
- and ending on the _____ at 10am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage • To maintain the rented property in good condition and return it in good condition at the end of the rental period • To maintain the garden in good condition, giving it the appropriate care and attention (the lawn is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering • Services: water, electricity, heating are included in the cost of the stay. (Heating is included in between the 1st of Oct. to the 15th of May, outside this period to switch on the radiators, if the temperature of the cottage is already 20°C, we will be obliged to charge 25€ per week) However, we would ask you to be careful with consumption of electricity (taking account, wherever possible, of the off-peak periods 12.30-14.30 and 1.00am-7.00am) and water (not leaving taps running unnecessarily). Any excess consumption of water (in excess of 2m³ per week) will be charged to the Tenant and must be paid for before departure. • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power & Internet cuts, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you unplug any equipment with electronic components during a storm. • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present • To return the house, at the end of the rental period, in good conditions. Even if cleaning at the end of the Stay is included, we would like you to :

- Put all together in the bathroom, the House Linen you've used during your stay (Sheets, Towels, Bath Robe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- Empty, Trier and carry your garbage to the appropriate container in the village
- Replace Furniture, Dishes, Tv, Connections Tv remote where you found them
- Start the Dishwasher immediately after the last breakfast
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor. • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 3 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. He must provide proof of this to the Lessor by showing him a certificate of holiday insurance (an extension, normally included, to your house insurance). In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to & accepted by means for the stay, which the Tenant undertakes to pay to the Lessor at her address, in the following manner:

- A rent (Contribution to the charges of) _____ €
 - 30% immediately, to confirm the booking,
 - Balance 1 month before you arrival
 - We offer you the "Taxe de Séjour" (overnight tax) of 0,44€ / night & / adult)
 - Cancellation policy without Cancellation Insurance
- 1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event

- 2/ If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately
- 3/ For canceled stay, we will refund part or all of the balance, corresponding to the days of your stay that have been re-let
- 4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid.5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

- Cancellation Insurance = +4% of the amount of your stay (www.camepez-couvert.com)

Insurance to contract on internet & to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 200 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property

ACCOMMODATION BOHEME SPIRIT

TARIFFS 2017

For 2 Pers. Stay of >	7 Nights	5 Nights	4 Nights	3 Nights	Week-End
Price of this rental for	1 Week	1 Night	1 Night	1 Night	2 Nights
HS from the 8 th of July > 25 th of Aug	665€	----	----	----	----
MS 1 st May > 7 th of July & 26 th of Aug. > 29 th of Sept.	525€	95€	105€	115€	250€
LS March/April & Oct to Dec.	455€	85€	95€	105€	230€

For more than 2 Pers. in this gîte 25€ per Night & per Pers. & 10€ to camp in the

- Short Stays possible outside July & Aug. & School Holidays
- Discounts -10% for Stays of 2 Weeks & more, even in summer • For Long Stays at the Low & Middle Season (from sept. to Dec. & to March to June) -35% for 3 weeks & -50% for 4 Weeks & more

INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (0,44€/day & / Pers. & Vat 10%, Water, Electricity, Heating from the 1st of October to the 15th of May
- Cleaning at the End of the stay , All linen provided & Beds will be made
- At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books, and started pack of grocery & Cleaning products at your arrival.
- Pets accepted with out daily fee , if they are not aggressive with ours & the others guests
- Free Access: Heated Pool 28/32°C/82/90°F from May to Oct., Internet/Wifi & Laundry
- Welcome Basket in all our accommodations with everything necessary for the 1st Breakfast
- 1^{er} DINER OFFERED (for all stays of one week at least)
Meal round our Guest Table on the day of your arrival OUI NON
OR PicNik Basket at your disposal in the gîte OUI NON
- Possible Allergies :
- ANIMATION OFFERED (for all stays of 2 Weeks at least booked before the 1st of April)
Private Concert (Jazz, Soul, Blues, Pop-Rock...) OUI NON
OR Karoké OUI NON
(option to select only if really interested for us not to book professionals if not necessary)

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- Pers. Suppl.: for more than 2 Pers in the Gîte fee of 15€/night/pers & 10€/night/pers for camping in the garden.
- Heating switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€ per Week
- Continental Breakfast round our Guest Table from 8.30 to 10.30am on Request mention the day before with a contribution of 5€/day /Pers. & 10€/day/Pers. for Sweet-Salty Breakfast
- Guest Table on request only, 48h before, with a contribution of 25€/meal & /Pers 15€ for children under 12 years old for 1 menu with 1 aperitive 1 starter 1 main course, 1 dessert & 2 Drinks
- Delivery of your order of Bread, Croissants, Milk... twice a Week possible on request only
- Guide Tours OR Car with a driver for the cost of all the kilometres done for you (0,60€/Km)
- I.T. COURSES Photography & Inphography, Cooking Courses depending of the planning of the Chef
- Events : Family-get-Together, Birthday, Marriage, Break-Storming on Request & on Quote
- Cleaning during your stay (22€/h social contribution included) OUI NON

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
"Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT *Seasonal Lease*

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

Address : At The Brandettes

24370 SIMEYROLS

www.sibemol.fr

gites@sibemol.fr

Mobile: 00 33 (0)6 14 98 29 59

Fixe : 00 33 (0)553 29 71 85

TENANT :

Name & Address:

Tel.:

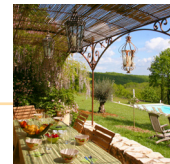
e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Pets :



2/ Description Cottage at the Brandettes □ Groundfloor 45 m² □ Upstairs +15 m² □ Extra Room + 20 m²

ADDRESS: COCOON, Guest House of the Brandettes, 24370 Simeyrols

Tel. owner house : 00 33 (0)553 29 71 85 if you need to be contacted

- Situated: 15 minutes from Sarlat & Souillac (Station/Motorway A20) Or Thenon or Brive on A89
- Nearest shops: Carlux 4km & Salignac 10km
- Rental property suitable for 2 adultes + 2 children & for the exclusive use of one family.
- Detached Guest House of our Property made of stones, built in XIXth renovated in the 80's & 2nd Renovation in 2006-2008 & 2013-2014
- Independent from our own house
- Entrance in the courtyard & Living room + Master bedroom opening on the private terrace turn to the south. Ground floor of this house is a single storey, except a few steps to get in because the structure of this building follows the shape of the hill, it's built on. Children's bedrooms are upstairs.
- Classified as ★★★★★ by the Prefecture

APPROXIMATE AREA OF THE HOUSE ≈ 60m² / 645^{Sqft} in total
Ground 45m² / 485^{Sqft} + Upstairs 15m² / 160^{Sqft}

● GROUND FLOOR 45m²/485^{Sqft} for 1 or 2 adults

● Living room, dining room & Kitchenette ≈ 27 m² / 290^{Sqft}

- 2 sofas, 2 armchairs & a low table
- Kitchenette, 1 Table & 4 chairs
- Heating: Fireplace with enclosed hearth & electric radiant
- Flat Tv & combined VHS video player/DVD & CD player with possibility to change the language to see films & Tv Series in the original soundtrack OR Internet high speed wifi access allows you to watch International channels on a computer.
- Pergola 16 m²/170^{Sqft} turn to the south with canisses with 2 tables, 6 seats, 2 Stools, 4 Deckchairs & 1 hammock for your exclusive use + To share with the others guests : a 2nd Terrace of 20m² in the courtyard & a Pool House of 55 m² beside the pool, with a summer kitchen & a table for 10 pers. for your meals when the gite is rented with the independent bedrooms (for days with a too hot or uncertain weather + 10 Sunbath Chairs 10 Tables, chairs, armchairs & sofas

● Parental Bedroom 1 ≈ 13 m² / 140^{Sqft}

- Double bed queen size & 1 Lit pliant pour bébé
- Cupboard, a small Safe, a desk & an armchair
- Heating / air-conditioning reversible

● UPSTAIRS 15m²/16^{Sqft} for 1 or 2 children or teenagers

● Bedroom 2 upstairs ≈ 10 m² / 108^{Sqft}

- 1 Double Bed & 1 Single Bed
- Heating : air-conditioning reversible
- Chests & Toys are at disposal of your children (under the only condition, that they will be back to their place, exactly where they found them, on the day of departure.

● Bedroom 3 Upstairs ≈ 5 m² / 55^{Sqft}

- 1 Double bed for a teenager, for 2 childrens to have separate rooms to feel asleep is sometimes easier with Washing area (1 washbasin)
- 1 baby travel cot can be made available upstairs, But for kids not used to live on different levels, it may be better to install the Baby Travel Cot in your own bedroom. Baby phone available.

● 4th SEPARATE EXTRA BEDROOM «AURORA» OR «Sun Rise» ≈ 20m²/235^{Sqft}

- in another independent building (nearby on the over side of the Veranda in the courtyard or at the end of our House) with its own bathroom for 1 or 2 more persons or for another couple to have its own sanitary.
- 1 Double Bed (+ 1 Single Bed in Aurora's Bedroom)
 - Heating : radiant / & ventilator & Air Cond. reversible in the Sunrise one
 - Bathroom with a shower & a washbasin & separate toilets & Jacuzzi for the 2nd one
- For the 45m² of the groundfloor of the Gite + Chambre «Aurore» tariff exactly the same than for the 2 levels of the gite. But for 1 or 2 more pers. & a family of 5/6 pers. & for the 2 levels of the gite + the extra Bedroom Aurore +30 to 80€/Night & for the other Double indpt bedroom Sunrise with its Jacuzzi +55 to 145€/night to the tariff of the gite (breakfast not included) Tariff changes depending on the season & the length of the stay, contact us for an exact quote.

● SANITARY FITTINGS OF THIS HOUSE

● 1 Bathroom in this house on ground floor ≈ 2,5 m²/27^{Sqft}

- 1 shower & 1 washbasin
- 1 radiator/heated towel rail (which is as good as or even better than a tumble dryer, when the sun and the wind don't allowed you to dry washing outside)
- 1 ironing board and steam iron, 1 hairdryer
- w.c. separate (Connected to a septic tank. Please take care only to throw the strict

minimum down the toilet. Forbidden (items: Duck fat, Wipes, kitchen paper, paper tissues, feminine protection, Tampax, cigarette ends and bleach. If one of the members of the family is being treated with antibiotics, please inform us)

- 1 immersion heater (200l) supplying all bathrooms & kitchenette
- 1 vacuum cleaner
- Upstairs 1 washing area with 1 washbasin
- In the Cellar of the Farm : 2 Washing machines (8kg) to be shared. Available during the week (used the week-end for the turnover of the gites) Washing powder not provided

● KITCHENETTE EQUIPMENT

- 1 Two-ring electric cooker in your kitchenette+ BBQ (charcoal not provided) & Planchas (a small electric one & a bigger one with gaz under the shared terrace) + 2 rings with gaz in the kitchenette of the pool house
- 2 Coffee pot (traditionnal one & Senseo) & a kettle
- 1 Steamer, 1 toaster, electric juice extractor
- 1 Oven multifunction/microwave cooker
- 1 x 6 place dishwasher
- 1 Little fridge (+ another one with a Freezer in the cellar of the farm)
- 1 Crockery cupboard (= 12 place settings, details given in the inventory) and food cupboards, containing necessary items for 1st breakfast. We also offer you to share our diner OR to put a picnic basket at your disposal in the gite if exosted by your journey, for all stays of at least a week to make your installation easier. Please let us know what you would prefer & Inform us, of your potential allergies.

● HOUSEHOLD LINEN available with no extra charge : Table Clothes & Tea towels, plus

- 12 x (1 Bathrobe, 1 Bath towel, 1 Flanel) for each one
- Large double duvets for the double beds + 2 pillows + bolster & 2 extra pillows & a Quilt for each bed
- Single duvet & 1 pillow for each single bed

To ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. But smokers are welcome & there are a basin of sand are available outside & beach ashtrays at your disposal under all our verandas for smokers not to throw cigaret-ends in the garden with important risk of fire on sunny days

● LAND

Property made of 50 000 m² (150x500m, 50 % of field fenced & 50 % of wood). Round this part of the property & the pool there is a fenced field of 10 000m² with a Veranda 24m² in the courtyard & 55m² of the pool house that have to be shared. + Private Terrace 16 m² & hammocks. Surrounded by wooded hills & agricultural land (fields, pasture for sheep & horses). Parking for 2 cars behind the house & 2nd parking in front of the gate for late & discreet returns.

● SWIMMING POOL, RIVER & CANOEING

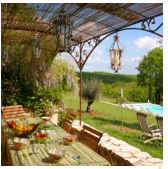
- Private heated pool in front of the terrace (10x5m, heated to 26/32°C 82/90°F from May to October, treated with salt). Accessible on foot or by car via the path crossing the property • Pool protected by a rigid cover & built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter! • Badminton, Swings, Table tennis, Table football, also available in the barn by the pool • Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farm & the pool. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day. For those who are allergic to their bites, take in your luggage adequate anti-allergens because we are not allowed to give you any medicine • Swimming & Canoeing in the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

● OTHER SPORTING ACTIVITIES

- Walks along path just in front of the house. • Tennis at Salignac, 10 km away. • Horse-riding at Sallat or Souillac 15 km away. • Cycle path along the river Dordogne from Cazouls to Sarlat. Renting bicycles possible along this path in July & August on reservation the rest of the year
- For more idears see our Website www.sibemol.fr & the option Distractions in the menu

- PETS allowed with no daily extra-charges, if they are not aggressive with our guests, our dogs, cats & sheeps.... Special tissu & sheets at your disposal to cover couches and beds, if your pets like to come on your knees, because even if we clean very carefully our houses, we must think to the allergic persons we often receive • We do not let our dogs and cats get into the houses we rent, but you may see them round the houses • All bedding is non-allergen • House in the middle of the countryside with fields & wood all around, so take some medicine with you if you are allergic to pollen & hay.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at The Brandettes, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed :

- For a period of **Nights(s)/week(s)**
- with effect from the **2014, at 4 pm**
- & ending on the **2014 at 10 am**

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage • To maintain the rented property in good condition and return it in good condition at the end of the rental period. • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering from the heat • Services included in the cost of the stay: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period heating will be charged 25€ per week if the weather do not justified to switch it on & if it's already 20°C inside) & wood for the fireplace included too. & we will also ask you to be careful with consumption of water (not leaving taps running unnecessarily especially with hot & dry summer when we might have some restrictions). Any excess consumption of water (in excess of 5 m³ per week) will be charged to the Tenant and must be paid for before departure • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power cuts or Internet connection interrupted, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you unplug any equipment with electronic components during a storm • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present. • To return the house, at the end of the rental period, in a clean and tidy condition. Even if cleaning at the end of the Stay is included, we would like you to :

- Put all together in baskets, all House Linen you've used during your stay (Sheets, Towels, Bath Robe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- Empty & Carry your garbage to the appropriate container along the roads of the village
- Replace Furniture, Dishes, Tv, Connections Tv remote where you found them
- Start the Dishwasher immediately after the last breakfast
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 4 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems; • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

- A Rent (100% of this amount is for the charges of this rental) of _____ €
- Deposit of 30% immediately, to confirm the booking,
- The balance has to be paid 1 month before the date of the arrival (_____)
- We offer you the "taxe de séjour" (overnight tax) of 1, 10 € / night & / adult.
- Cancellation policy without Cancellation Insurance

1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event 2/ If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately 3/ For canceled stay, we will refund part or all of the balance, corresponding to

the days of your stay that have been re-let 4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid. 5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

- Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com) Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 300 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

THE CoCOON, MAISON D'HÔTES

RENTAL TARIFF 2017

For 2 Adults & 2 children / Stay of Tariff for the 2 Levels of the Cocoon	> 7 Nights > 1 Week	5/6 Nights 1 Night	3/4 Nights 1 Night
High Season 9 th of July > 25 th of Aug.	1330 €	---	---
Inter Season May>Beg.July & End Aug.>Sept	910 €	140 €	150 €
Low Season : March/ April & Oct./Nov..	770 €	120 €	130 €

- Less Space: Outside High Season / School Holidays, for 45m² of Groundfloor, Kitchenette, 1 Master Bedroom, Private Bathroom & wc / 2 Pers. only : -210€ / Week OR -30€ / night
- +20m² Extra Bedroom. for 1 or 2 Pers. +30 to 90€ per night depending on the season & the length of the stay
- +25m² B&B for 1 or 2 Pers. depending on the season & the length of the stay +55€ to 145€
- Details of our tariff on our website www.sibemol.fr OR contact us for a detail quote
- Short Stays in May • Long Stays : Discount -10% for 2 Weeks & + all around the year
- Lowest Tariff: Outside High Season (End of Aug.> Beg of July) -35% for 3 Weeks, -50% for 4 Weeks & +

INCLUDED IN OUR TARIFF OF THE ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (1,10€/day & / Pers. & Vat 10%), Water, Electricity, Heating from the 1st of October to the 15th of May & Wood for the Fireplace
- Cleaning at the End of the stay , All linen provided & Beds will be made
- At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books, and started pack of grocery & Cleaning products at your arrival.
- Pets accepted with out daily fee , if they are not aggressive with ours & the others guests
- Free Access : Heated Pool 28/32°C/82/90°F from May to Oct., Internet/Wifi & Laundry
- Welcome Basket in all our accommodations with everything necessary for the 1st Breakfast
- 1^{er} DINER OFFERED (for all stays of one week at least)
- Meal round our Guest Table on the day of your arrival OUI NON
- OR PicNik Basket at your disposal in the gite OUI NON
- Possible Allergies :
- ANIMATION OFFERED (for all stays of 2 Weeks at least booked before the 1st of April)
- Private Concert (Jazz, Soul, Blues, Pop-Rock...) OUI NON
- OR Karaoké OUI NON
- (option to select only if really interested for us not to book professionals if not necessary)
- Payments accepted: Bank Transfer, Checks, Cash

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- Pers Suppl. For more than 4 Pers. in the Gite & more than 2 Pers. in each indpt Bedroom fee of 25€ & 10€ /night/pers for camping in the garden.
- Heating switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€ per Week
- Continental Breakfast round our Guest Table from 8.30 to 10.30am on Request mention the day before with a contribution of 5€/day/Pers. & 10€/day/Pers. for Sweet-Salty Breakfast
- Guest Table on request only 48h in advance with a contribution of 25€/meal & /Pers. 15€ for children -12 years old for 1 menu with 1 aperitive 1 starter, 1 main course, 1 dessert & 2 Drinks
- Delivery of your order of Bread, Croissants, Milk... twice a Week possible on request only
- Guide Tours OR Car with a driver + Translation just paying us back the cost of the kilometres done for you 0,60€/km
- I.T. COURSES Photography & Inphography, Cooking Courses depending of the planning of the Chef
- Events : Family-get-Together, Birthday, Mariage, Break-Storming on Request & on Quote
- Cleaning during your stay (22€/h social contribution included) OUI NON

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
"Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT *Seasonal Lease*

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE
Address : Farm the Brandettes
Hamlet of Magril 24370 SIMEYROLS
www.sibemol.fr
gites@sibemol.fr
Mobile: 00 33 (0)6 14 98 29 59
Fixe : 00 33 (0)553 29 71 85
N° Siret : 509 552 790 00016

TENANT :

Name:
Address:
Tel.:
e-mail:
No. of adults:
No. of children under 18 years old:
No. of babies:
No. of Animals:



2/ Independent Bedrooms of our Farm at the Brandettes ☐ «Rising Sun» 22m² ☐ «Aurora» 20m²

ADDRESS : «Home Sweet Home» Farm of the Brandettes,
Hamlet of Magril 24370 Simeyrols

Tel. Owner : 00 33 (0)553 29 71 85 to receive calls

Situated: 15 km from Sarlat et de Souillac (Station & Motorway A20)

& 35 Km Motorway A89 way out Thenon or Brive

• Nearest Shops : Carlux 4 km & Salignac 10 km

• Each Bedroom is suitable for 1 or 2 Persons & the can be rented separately or with the gite «The Cocoon»

• Houses of the XIXth century, made of stones

• Both turn to the south-East and on ground floor

• Bedroom «Aurora» 20m²/215^{Sqft} in an independent building

(Decoration has been refresh in 2007)

• Bedroom «Rising Sun» 22m²/270^{Sqft} at the end of our house with its own entrance (completely renovated in 2010)

• Extra Bedroom or B&B «Rising Sun» ≈ 22m²/270^{Sqft} for 1 or 2 Pers.

At the extremity of our house with its own entrance

• 1 Double Bed (140cm) with a cosy duvet, Quilts, Bolsters

& 4 pillows synthetic. All bedding is non-allergic

• Cupboard with 1 Bathrobe, 1 Bath Towel 1 Beach Towel for each one

• Heating : with Air Cond. reversible. Air Cond usefull on hot afternoons

• & mosquito screen on the window of this bedroom (even living on the top of the hill, far away from the riverside, in a dry environment, we are not bothered by mosquitos, and to sleep window open without air cond. is possible)

• Baby Travel Cot at your disposal in that Bedroom

• Private Bathroom:

- Bathroom with a double bathtub with jacuzzi & topical shower

- 1 radiator / Heated towel rail

- Independant toilets

• Chambre «Aurore» ≈ 20m²/ 215^{Sqft} pour 1 ou 2 Pers.

In another building independant from our house, on groundfloor & with its own entrance

• 1 Double Bed (140cm) Cosy Duvet, Quilt, & 4 synthetic Pillows tout synthétique

All bedding is non-allergenic

• + 1 Single Bed 80 x 190 cm with Duvet, Quilt & 1 Pillow

• Heating : 1 electric radiant & a stove

• A Fan & Mosquito Screen on the windows even if we don't have any or just a few mosquitos living on the top of the hill, far away from the riverside in a dry area

• Private Bathroom:

- Shower with Hydro-massage & 1 washbassin

- 1 radiator / Heated towel rail

- Independant toilets

• + Access Tv & Dvd player

● SHARED SPACES :

• Pool House 55 m² with a Kitchenette to prepare & take meals protected from too hot or uncertain weather

• Pergola 24m² oriented East-West opening in the courtyard of the farm with 2 Hamocs & 10 000m² of land fenced all around this farm

All those shared spaces are at your disposal under the only condition to leave those places clean when leaving because of the other guests that might use them

● REPAS :

• 1st Diner Offered to make your installation easier, at our table on the day of your arrival, for all stays of one week at least . Thank you to confirm this option at the end of this rental agreement, plus the kind of food you're allergic to.

• Notebook at your disposal in all our accommodations with all our best addresses of good restaurants nearby

• Many Table & chairs in the garden, to take your meals, because it's forbidden to bring food inside de bedrooms for hygien rules.

Equipments at your disposal:

● In the cellar of the farm

• 1 combined Fridge/Freezer & 1 microwave

• 2 Washing machines at your disposal, except during the week-ends, we use them to wash

200kg of linen from the gites. (washing powder not provided)

● Under the Veranda in the Courtyard :

• Big plancha with gaz, small electric plancha, Barbecue (Charcoal not provided) & Keetle

● Summer Kitchenette in the Pool House:

• 2 Rings with gaz, 1 small oven, 1 Keatle, washtub, dishes in plastic or inox because close to the beach and to the liner of the pool with many persons walking bearfoot there, all dishes in glass are strictly forbidden

● Guest Table :

Possibility of Halfboard informing us 48 hours before at least, every 2 days (to let you enjoy the gastronomic restaurants nearby) with a participation of 25€ per meal & per person (15€ for children under 12 years old) for unique menu : apertif, starter, main course, dessert & 2 drinks) OR at the Low Season when the weather is not good enough to enjoy all the others equipments, we can share our kitchen and dining room. For insurance reasons this livingroom & kitchen are closed if we are out for shopping, but working at home we are there most of the time.

● HOUSEHOLD LINEN available with no extra charge : Table Clothes & Tea towels, plus

• 1 Bathrobe, 1 Bath towel, 1 Flanel) for each one

• Large double duvets for the double beds + 2 pillows

+ bolster and/or 2 extra pillows & a Quilt for each bed

• Single duvet & 1 pillow for the single bed

To ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. But smokers are welcome & there are a basin of sand are available outside & beach ashtrays at your disposal under all our verandas for smokers not to throw cigaret-ends in the garden with important risk of fire on sunny days

● LAND

Property made of 50 000 m² (150x500m, 50% of field fenced & 50% of wood). Round this part of the property & the pool there is a fenced field of 10 000m² with a Veranda 24m² in the courtyard & 55m² of the pool house that have to be shared. Surrounded by wooded hills & agricultural land (fields, pasture for sheep & horses). Parking for 2 cars behind the house & 2nd parking in front of the gate for late & discreet returns.

● SWIMMING POOL, RIVER & CANOEING

• Private heated pool in front of the terrace (10x5m, heated to 26/32°C 82/90°F from May to October, treated with salt) • Pool protected by a rigid cover & built not too close to the houses, because in an environment very quiet, that's th only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter! • Badminton, Swings, Table tennis, Table football, also available in the barn by the pool • Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farm & the pool. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day. For those who are allergic to their bites, take in your luggage adequate anti-allergen because we are not allowed to give you any medicine

• Swimming & Canoeing In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

• For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● OTHER SPORTING ACTIVITIES

• Walks along path just in front of the house. • Tennis at Salignac, 10 km away. • Horse-riding at Sallat or Souillac 15 km away. • Cycle path along the river Dordogne from Cazoullès to Sarlat. Renting bicycles possible along this path in July & August on reservation the rest of the year

• For more idears see our Website www.sibemol.fr & the option Distractions in the menu

• For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● PETS allowed with no daily extra-charges, if they are not aggressive with our guests, our dogs, cats & sheeps.... Special tissu & sheets at your disposal to cover couches and beds, if your pets like to come on your knees, because even if we clean very carefully our houses, we must think to the allergic persons we often receive • We do not let our dogs and cats get into the houses we rent, but you may see them round the houses • All bedding is non-allergen • House in the middle of the countryside with fields & wood all around, so take some appropriate medicine with you if you are allergic to pollen & hay.



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated in the Hamlet of Magril at the farm of The Brandettes, 24370 Simeyrols, with all the moveable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed :

- For a period of
- with effect from the
- & ending on the

Nights(s)/week(s)
2014, at 4 pm
2014 at 10 am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage • To maintain the rented property in good condition and return it in good condition at the end of the rental period. • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering from the heat • Services included in the cost of the stay: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period heating will be charged 25€ per week if the weather do not justified to switch it on & if it's already 20°C inside) & wood for the fireplace included too. & we will also ask you to be careful with consumption of water (not leaving taps running unnecessarily especially with hot & dry summer when we might have some restrictions). Any excess consumption of water (in excess of 5 m³ per week) will be charged to the Tenant and must be paid for before departure • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power cuts or Internet connection interrupted, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you unplug any equipment with electronic components during a storm • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present. • To return the house, at the end of the rental period, in a clean and tidy condition. Even if cleaning at the end of the Stay is included, we would like you to :

- Put all together in baskets, all House Linen you've used during your stay (Sheets, Towels, BathRobe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- Empty & Carry your garbage to the appropriate container along the roads of the village
- Replace Furniture, Dishes, Tv, Connections Tv remote where you found them
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 2 persons per Bedroom, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems; • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

- A Rent (100% of this amount is for the charges of this rental) of €
- Deposit of 30% immediately, to confirm the booking,
- The balance has to be paid 1 month before the date of the arrival ()
- We offer you the "taxe de séjour" (overnight tax) of 0,44 € / night & / adult.
- Cancellation policy without Cancellation Insurance

1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event

2/ If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately

3/ For canceled stay, we will refund part or all of the balance, corresponding to the days of your stay that have been re-let

4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid.

5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

- Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com) Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 300 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

HOME SWEET HOME, EXTRA BEDROOMS

RENTAL TARIFF 2017

For 2 Persons / Stay of	> 7 Nights	5 Nights	4 Nights	3 Nights	2 Nights
Tariff for the	> 1 Week	1 Night	1 Night	1 Night	1 Nuit
Bedroom Aurora 20m² High Season: 8 th of July > 25 th of Aug.	420 €	70 €	70 €	70 €	80 €
Middle Season: 1/05 > 7/7 & 25/8 > 29/7	350 €	60 €	60 €	60 €	70 €
Low Season: March/April & Oct/ Nov	280 €	50 €	50 €	50 €	60 €
Bedroom Sun Rise 22 m² High Season: 8 th of July > 25 th of Aug.	665 €	115 €	125 €	135 €	145 €
Middle Season: 1/05 > 7/7 & 25/8 > 29/7	525 €	95 €	105 €	115 €	125 €
Low Season: March/April & Oct/ Nov	455 €	85 €	95 €	105 €	115 €

- Short Stays accepted outside July & August & School holidays • Min. 2 Nights • Long Stays : Discount -10% for 2 Weeks & +, all around the year • Lowest Tariff: Outside High Season (End of Aug.> Beg of July) -35% for 3 Weeks, -50% for 4 Weeks & more

INCLUDED IN OUR TARIFF OF THE ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (0,44€/day & / Pers. & Vat 10%), Water, Electricity, Heating from the 1st of October to the 15th of May & Wood for the Fireplace
- Cleaning at the End of the stay , All linen provided & Beds will be made
- At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books...
- Pets accepted with out daily fee , if they are not aggressive with ours & the others guests
- Free Access : Heated Pool 28/32°C/82/90°F from May to Oct., Internet/Wifi & Laundry
- Welcome Basket in all our accommodations

- 1st DINER OFFERED (for all stays of one week at least)
Meal round our Guest Table on the day of your arrival OUI NON
Ou Picnic Basket at your disposal OUI NON
- Possible Allergies :

- ANIMATION OFFERED (for all stays of 2 Weeks at least booked before the 1st of April)
Private Concert (Jazz, Soul, Blues, Pop-Rock...) OUI NON
OR Karoké OUI NON
(option to select only if really interested for us not to book professionals if not necessary)

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- Pers Suppl. For more than 2 Pers. in each independant Bedroom, fee of 25€ & 10€ /night /pers. for camping in the garden.
- Heating switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€ per Week
- Continental Breakfast round our Guest Table from 8.30 to 10.30am included. Deducted 5€x2/day when those Bedrooms are rented with the gite and you are autonomous to prepare all your meals
- Guest Table on request only 48h in advance with a contribution of 25€/meal & /Pers. 15€ for children under 12 years old for 1 menu with 1 aperitive 1 starter, 1 main course, 1 dessert & 2 Drinks
- Guide Tours OR Car with a driver + Translation just paying us back the cost of the kilometres done for you 0,60€/km
- I.T. COURSES Photography & Inphography, Cooking Courses depending of the planning of the Chef
- Events : Family-get-Together, Birthday, Mariage, Break-Storming on Request & on Quote
- Cleaning during your stay (22€/h social contribution included) OUI NON

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Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
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We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.