



SAMPLE CONTRACT FOR FURNISHED RENTAL

This contract is a translation of the French original contract. It does not substitute the French original contract and serves only as an additional information to non-french speaking persons. In case of any doubt, ambiguity or misinterpretation etc. the French original contract is the legally binding one.

Between the undersigned,

*Th. Koenitzer ; 6,Route du Pontreau ;17440 AYTRE ; Tel. 05.46.31.02.41
e-mail : tom.koenitzer@wanadoo.fr*

.....

designate (s) below under the name « the lessor »

and

M. /Misses

Adress:

Tel

E-mail :

designate (s) below under the name « the lessee »

the following was agreed and adopted:

The LESSOR the leased premises and equipment hereafter referred to LESSEE agrees that the following conditions:

• **Address of leased premises**

6,Route du Pontreau

17440 AYTRE

Description of local leased

**Fully furnished room with private
bathroom and shared kitchen**

Additional amenities or outbuildings the tenant has the exclusive enjoyment

1 parking, Terrace in front of room

Designation of premises and equipment:

a private furnished room with electric heating and bathroom

State places

a contradictory state of affairs inconsistent (or bailiff) will be established when handed the keys to the tenant and when returning them. The inventory must be attached to this contract.

contradictory Inventory

This lease is granted and accepted furnished an contradictory inventory furniture will be set when handed the keys to the tenant and when returning them. The inventory will be attached to this contract. The LESSEE will be responsible for any damage or loss that may occur to furniture.

•Duration

•This lease is granted and accepted for a period (in full _____ **months**

Begins (s) to run on (in full) _____ two thousand and _____ until _____ two thousand and _____

Termination of Contract

This contract may be terminated:

by the LESSEE at any time by a notice period of three months (starting from the date of receipt of the document). However, this period will be reduced to one month in the following three cases:

change, job loss, new job following a job loss;

Termination of contract by LESSOR, which may give a tenant leave at any time by one month's notice.

- Upon expiry of the lease

The leave shall be served upon the other party by registered letter with acknowledgment of receipt or a bailiff. The notice of termination or end of lease worth formal commitment from and waiver of any tenure, without its being necessary to resort to any formality. Failure to vacate the agreed date, the penalty clause included in this contract will be immediately applicable. After the lease leave will be served to the other party registered letter with acknowledgment of receipt or a bailiff. The notice of termination or end of lease worth formal commitment from and waiver of any tenure, without need to resort to any formality. Failure to vacate the agreed date, the penalty clause included in this contract will be immediately applicable.

• Amount and payment of rent

This lease is granted and accepted subject to a monthly payment and advance

480,00 € (in words) Four hundred eighty Euros

and will be payable (in words) the first working-day of each month, and for the first time: ex:

September first two thousand and fifteen

Utilities and taxes

Utilities, Internet use and taxes are included in the monthly rent

Deposit

As a deposit the tenant pay that day, a deposit equivalent to one month's rent, the sum of (in words):

480,00 € (in words) Four hundred eighty Euros

- The deposit may not exceed two months' rent principal not in any way excuse the tenant's payment of rent and charges to be fixed. It will be returned in the maximum period of two months after the departure of the tenant, net, where applicable, the amount outstanding at LESSOR and payments which the latter could be held liable instead of the tenant. The departure is after complete removal and preparation of the inventory and inventory contradictory output termination of current subscriptions, such as water, electricity, gas, telephone, running repairs rental, payment of taxes (Article 1686 of the General Tax Code) and return of keys. A failure to refund the amount of guarantee in the prescribed period, the balance of the deposit owed to tenant after closing of accounts generate interest at the legal rate for the benefit of the tenant.

- The deposit will be revised during this location.

• **Obligations of the licensee**

The lessee has to comply with the following obligations:

- to pay the rent and expenses recoverable under agreed
- to use peaceful housing after the destination has been given by the lease (residential only);
- damage and losses that occur during the contract period the premises under its exclusive use, unless it proves that they were held by absolute necessity, by fraud or by the LESSOR the fact that one third did not enter the home
- to take over responsibility for servicing the housing and the repair leasehold defined by decree in Council of State, unless they are caused by outdated, faulty workmanship, construction defect, fortuitous event or absolute necessity
- not transform without the express written agreement of the LESSOR the leased premises and equipment, the LESSOR may, if the tenant has failed this requirement, require the restoration of the premises or keep the changes made without the tenant can claim compensation for costs incurred, the LESSOR, however, may require the expense of the tenant, the immediate surrender of the premises in a condition where the changes threaten the proper functioning of equipment or safety of the premises;
- To insure against the risks that it must meet in its capacity as lessee and to justify when the keys and then each year - suffer from the performance by LANDLORD of emergency repairs and can not be deferred until the end of the lease without prejudice to the provisions of the Civil Code article - leaving to visit, leave immediately given or received, or where Listed, leased two hours per day on weekdays - not assign the lease or sublet, except by express written agreement of the LESSOR.
- Leaving to visit, leave immediately given or received, or where Listed, leased, two hours per day on weekdays
- not assign the lease or sublet, except with the agreement express written LESSOR.

• **Obligations of landlord**

The landlord is required to main duties include:

- give the tenant the accommodation in good repair any cash and equipment mentioned in the lease in good working order
- to ensure the peaceful enjoyment of housing and ensure the customer against defects or defects that prevent the use, though he would not have known at the conclusion of the lease, without prejudice to the second paragraph of the article of the Civil Code
- to maintain the premises in a condition to serve the purpose intended by the contract and make all necessary repairs other than lease
- to deliver when the tenant requests it, a receipt for free.

• **Cancellation clause**

A failure to pay all or part of the rent or charges and one month after demand for payment unsuccessful, this contract will be terminated immediately and automatically and the LESSOR may, if the tenant does not leave not places, compel it by simple injunction. It is expressly agreed that, if paid by check the rent and expenses will be considered resolved only after cashing the check, the termination clause can be applied by the LESSOR in the event the check is NSF. Any offer of payment or performance after the expiration of the period mentioned above shall be deemed null and void and will not preclude the termination of this lease. A lack of production by the tenant with a certificate covering the risks rental and one month after order had been made, it will be done under this termination clause.

• **Penalty clause**

- As a penalty, the LESSEE agrees fully and finally having to pay to LESSOR a sum equal to 20% of the outstanding, although this payment may dispense with the settlement of outstanding amounts and payment in full costs necessary to recover these sums. - Said penalty clause will apply within fifteen days after notice to pay, all without an exception to the previous termination clause. - In case of delay in release site after receiving the discharge or termination of the contract, the LESSEE, whatever his reasons, will have a penalty for each day of delay calculated on the basis of three times the daily rent outstanding at the start. This allowance will not open any right of tenure to the LESSEE, and LESSOR will be acquired under a compensation package, without prejudice to any damages.

Area of residence

For the implementation of these and follow-up regulations, the LESSOR elects domicile in his home and the LESSEE in the leased premises.

• **Declaration on the honor**

I underwriter _ _____ certify on my honor not to make illegal downloads peer-to-peer via the Internet connection of Mr. Koenitzer, Thomas 6, Route du Pontreau 17440 AYTRE. Also I do not download "heavy "files which block access to other users of the Internet's before 23: 00 p.m..

•Transfer fees

All transfer and conversion fees are at the expense of the lessee.

•Annexes to the contract

- contradictory Inventory established when handed the keys to the tenant
- Inventory furniture made contradictory (when handed the keys to the tenant).
- domestic regulation English version of the contract

Made at Aytré the _____ in 2 originals including one delivered to LESSEE

(Make precede each signature " read and approved, in good agreement ")

The lessor

The lessee

Bank account

**MR KONITZER THOMAS
6 CHEMIN DU PONTREAU
17440 AYTRE**

DOMICILIATION

| Code établissement | Code guichet | Numéro de compte | Clé RIB |
|--------------------|--------------|------------------|---------|
| 11706 | 21033 | 51639351001 | 96 |

IBAN (International Bank Account Number)

| | | | | | | |
|------|------|------|------|------|------|-----|
| FR76 | 1170 | 6210 | 3351 | 6393 | 5100 | 196 |
|------|------|------|------|------|------|-----|

Code BIC (Bank Identification Code) - Code swift:

AGRIFRPP817

