

GENERAL TERMS - CONDITIONS DURATION & CANCELATION

CONDITION DURATION

ARRIVAL : The rental starts on the first day indicated above between 4 p.m. and 7 p.m. (if you are unable to arrive between these times, please be good enough to let us know).

Arrival: after 4 p.m.

DEPARTURE : The rental ends on the last day indicated above at 10 a.m. The apartments must be left perfectly clean. The tenant must notify the agency two days before the end of his rental for the departure formalities (cleaning and linen included)
Departure: before 10 a.m.

NET AMOUNT PAYABLE : The net amount payable must be paid in full 30 days before the date of arrival. In the case of a last minute booking, the balance will be paid before the keys are given to you in the agency's office on your contractual day of arrival. No keys will be given outside the office opening hours.

GUARANTEE DEPOSIT : This must be paid with the balance of the rent. It will be refunded one month after departure.

GENERAL TERMS

TERMS

The term of rental may not be extended without the prior agreement of the owner or agency; the lessee will accept the owner or agency's decision.

The lessee swears that he/she does not practice nor seek to practice any profession in the rental, and that he/she is renting the premises covered by this contract only as a temporary residence; these are major conditions without which this rental would not have been granted.

PRICE

Having paid a deposit for the rental, the lessee undertakes to take possession of the premises put at his/her disposal under the contract and to pay the balance of the rent 30 days before arrival regardless of any sickness, accident or unforeseen event.

Should these conditions not be met, the agent will be entitled to immediately rent the

premises covered by this contract to another party. In this case, the lessee would still be required to pay the balance of the rent. If the premises were to be rented to another party, only the damage suffered by the owner and the agency's commission would remain due by the defaulting lessee. Water, electricity and gas consumption expenses are charged in addition to rent for off-season rentals (October - May).

SECURITY DEPOSIT

A security deposit is required to cover any damage caused to the rented property and to furniture or other objects in the rented premises, as well as various charges and utilities expenses.

This amount will be refunded within one month, less any expenses to replace objects, make repairs, do additional cleaning and for utilities.

The lessee undertakes to pay any remaining amounts should the security deposit prove insufficient. If the rental unit has a telephone, the deposit will be refunded only once the telephone bill has been received.

OBLIGATIONS OF THE LESSEE

The lessee undertakes to accept the rented premises as is at the time of arrival as described in the inspection report appended hereto.

Furniture and furnishings must suffer wear and tear resulting only from the normal use for which they are intended. Any furniture or furnishings that are missing or become unusable for a cause other than normal wear and tear upon expiry of this agreement must be paid for or replaced by the lessee with the consent of the owner or his/her agent. This clause applies to papers, wallpaper and the building in general.

The following will be considered:

- the value of broken or cracked objects
- the cost of washing or cleaning stained carpets, duvets, mattresses, bedding, etc.

The lessee undertakes to use the furniture and furnishings in the leased property for the purpose for which they are intended and in the locations in which they are found. It is strictly forbidden to remove them from the rented premises.

The lessee is strictly forbidden from disposing of objects that may clog the pipes in the washbasin, bath, bidet, sink, toilet etc. Should he/she do so, he/she shall costs incurred to restore these fixtures to usable condition.

Subject to termination hereof, under no circumstances must the lessee sublet or assign his/her rights to this agreement without the express consent of the owner or his/her agent. The lessee must occupy the rented premises and must not store any furnishings there, under any circumstances, with the exception of linens and small items.

Under no circumstances should the premises rented hereunder be occupied by a number of persons greater than that indicated in the special provisions, except with the agent's prior agreement.

The lessee must allow the performance of urgent work on the premises necessary for the maintenance of the leased premises and common equipment.

The lessee must not introduce any animal onto the premises rented hereunder, even temporarily, except with the agency's agreement.

If a unit of an apartment building is being rented, as occupants of the premises, the lessees agree to comply with the building rules, which they acknowledge to have read. It is expressly forbidden to hang laundry in windows and on balconies.

0 Should the lessee renew the lease, with or without interruption, commissions are payable to the agency during the new rental periods, in accordance with the agency's fees.

The lessee must inform the Agency of any anomaly found within two days of taking possession of the premises.

OBLIGATIONS OF THE LESSOR

The lessor undertakes to make the leased dwelling available to the lessee in accordance with the description and to respect the obligations hereof.

INSURANCE

The lessee shall purchase insurance from an insurance company against the risks of theft, fire, and water damage, glass breakage and more generally against any risk arising from occupation of the premises, both for rental risks and for the furniture provided in the rental, as well as for claims by neighbours. Proof of insurance must be provided at the first request of the owner or his/her agent. Consequently, the latter cannot be held liable for any recourse that their insurance company might take against the lessee in the event of a claim.

TERMINATION

In the event of non-payment at the established deadlines or failure to fulfil any clause hereof, and eight days after formal notice gone unheeded, the owner or his/her agent may demand immediate termination hereof and the lessee shall be required to vacate the rented premises by a simple order of the summary trial judge.

General cancellation conditions

A lessee who cancels his or her rental may be entitled to a refund of his or her deposit or the rental price depending on the notice period and the re-letting of the property he or she should have occupied.

As a reminder, the full rent is due 30 days before the start of the rental period.

Case 1: notice period greater than or equal to 30 days preceding the rental period

For any cancellation request received by ALTITUDE COURCHEVEL LOCATION within a period greater than or equal to 30 days prior to the first day of the rental period, the deposit shall be refunded or, at the request of the lessee, may be carried over to the price of a stay on a different date.

The administrative costs will remain the responsibility of the lessee.

Case 2: notice period less than 30 days preceding the rental period

For any cancellation request received by ALTITUDE COURCHEVEL LOCATION within 29 days prior to the first day of the rental period, the total amount of the rent shall be retained. However, if the property is re-let after cancellation, the lessee will be entitled to a refund of the rent, in proportion to the amount collected in the context of the re-letting.

- For example, if the initial rent was €3,000.00 and the rent after cancellation is only €2,500.00 (e.g. due to late rental), the initial lessee will be reimbursed the amount of €2,500.00.

The administrative costs will remain the responsibility of the lessee.

ALTITUDE COURCHEVEL LOCATION undertakes to make every effort to re-let the property.

COVID CLAUSE

An exceptional measure has been put in place in view of the health crisis related to the spread of the COVID-19 coronavirus, its derivatives and variants, or any other comparable viruses.

If a cancellation of a stay is requested by a tenant for at least one of the two reasons below, and under the following conditions, the tenant may benefit from a full refund of the rental price.

Said refund will be offered to the tenant if he/she justifies the reasons described below, which must be in connection with the measures taken to fight against the spread of the COVID-19 coronavirus, its derivatives and variants, or any other comparable viruses:

- The official French authority prohibits any person coming from the country of the tenant's domicile to enter France
- The ski resort in which the rented property is located is prohibited from opening and/or operating the ski lifts in its ski area;

To benefit from the refund of the rental price, the tenant must request the cancellation from ALTITUDE COURCHEVEL LOCATION at the latest the day before the first day of the rental, provided that the measure emanating from the official authority is in force on the first day of the rental.

It is specified that, without advance cancellation by the tenant within this time limit, and in accordance with the above defined reasons and conditions, the totality of the rent will be retained by ALTITUDE COURCHEVEL LOCATION, and no refund will be given.