

241 Rue Saint Jacques
75005 Paris - France

Rental Agreement

THIS AGREEMENT made this *(date)* _____ between Christine Paulen ("OWNER"),
3620 19th street #7 San Francisco CA 94110 and _____ ("RENTER")
located at _____.
(please print address)

Renter agrees to rent on a short-term basis from the Owner the property located 241 Rue Saint
Jacques 75005 Paris, from _____ to _____ (*1 night min.*) for
the rental amount of \$_____.

Check in after 2.30pm (_____, 2015)

Check out 10:00 am. (_____, 2015)

Earlier or later check in is subject to availability and an additional fee will apply.

Payment to hold the reservation \$_____ (50%) with the signed contract with a security
deposit check of \$1,000 (we do not cash) (please see Section 2 of this agreement).

By signing the Agreement, the renter and owner agree to the below listed 14 sections of this
Agreement.

Primary Renter Written Name

Primary Renter Signature

1. Booking

A 50% deposit of the total rent must be paid on booking. No contract will exist until a deposit and signed Rental Agreement is received. A tentative booking will be five (5) days after the initial request.

We reserve the right to refuse a booking without a reason.

2. Payment of balance

The balance due reflected on the Confirmation/Invoice must be paid at least 45 days before arrival. A security deposit of \$1,000 will also be paid with the final payment. If the balance is not received by this due date, we shall be entitled to cancel the booking and retain the deposit. For bookings made within 4 weeks of arrival, you will be required to pay the full cost of your stay plus the security deposit at the time of booking.

3. Cancellation

If prior to arrival, you cancel all or any part of your booking, then the Owner will be entitled to the following percentages which will be subtracted from any payments previously made pursuant of this agreement:

10% of the rental fee deposit if cancelled greater than 60 days prior to the scheduled arrival

100% of the total amount paid if cancelled between 60 days or less prior to scheduled arrival.

Cancellation must be received via electronic mail or regular mail. We strongly recommend you purchase travel insurance at the time of booking to compensate you in the event you had to forfeit funds. Travel insurance policies can be viewed on line at www.insuremytrip.com

For cancellations made between 45 and 60 days prior to rental, we will allow a credit of the amount paid towards a future rental within one year of cancellation. The future reservation will be based on availability and can also be subject to price variations.

4. Alterations and Amendments

If the apartment is available for additional rental days (immediately after or before your requested dates), and you wish to extend a rental, a pro rated daily rate will be based on availability and can also be subject to price variations.

If you decide to change the rental to another date, your deposit is subject to cancellation conditions. If we are able to rent the apartment in your original rental period, we will either refund the deposit or use it for a down payment for the future rental.

5. Alterations and Cancellations by Owner

Though it is unlikely we will have to make any changes to confirmed arrangements, in the event it does happen due to a situation beyond our control, we will advise you at the earliest possible date. If, for any reason beyond our control we were unable to provide you with the property you have booked, we reserve the right to try to locate a similar property. However, if this is not possible or you do not wish to be transferred, we will cancel the booking and refund the amount paid to us in full along with providing a 10% reduction on future rental. We will not be liable for any further obligations or claims by you.

6. Number of Persons/Replacements

Only those listed on the booking may use the property, the number of people must not exceed the number of sleeping places (4 total). Pets are not permitted. Children under ten are permitted only with approval of the apartment owner.

7. Arrival and Departure times

Please provide us with the time of your arrival to Paris as well as the flight or train information at least one week prior to your arrival. Upon receipt of your final payment, we will provide you with the name and contact number of our Parisian associate. Our Parisian associate will meet you at the airport or train station and take you to the apartment, unless other arrangements were made with the owner. Should this not be the case, we ask that you call our Parisian Associate at least one hour prior to your arrival at the apartment to let our Associate know you are on the way. (Please do not text or email.) You will be given the keys and provided with a brief explanation for the appliances and electronics. Check-in time is between 2:30 and 6 pm. After 6:00 p.m. an additional fee will apply. However, if there is no changeover of guests on your arrival day, check-in can be earlier. **There will be an additional charge for early or late arrivals, any Sunday arrival, as well as check-in during certain French public holidays: January 1st, Easter and Monday after Easter, May 1st and 8th, July 14th, August 15th, November 1st and 11th and December 25th. Check out time is no later than 9:30 a.m. the day of departure**

For departure, arrangements may be made directly with our Parisian associate on the day of your arrival. If you choose to use this service to be taken to the airport or train station when you check out, there is an additional cost. If that would not be the case, we ask that you leave the key on the dining table, lock the front door and deposit the remaining key into the mailbox. Our associate will come by later to check the apartment. If there are any damages we will let you know. If there are no damages, your damage deposit check will be refunded in full within 14 business days.

8. Utilities and Extras

All utilities, including high speed Internet and telephone calls to Europe, the USA, Canada and Australia, are included in the rental fee. Calls to countries not listed above will be deducted from the security deposit.

Please note that electricity is very expensive in France. Please turn off the lights when you leave the apartment. If there are any problems with the appliances, please contact our associate and he will take care of it.

9. Security Deposit

A security deposit of \$1,000 will be paid along with the final payment. This non-interest bearing security deposit covers the cost of any damage, breakage or missing items during your stay to the property and its contents, inside and outside excluding normal wear. Judgment of the condition of the apartment is left to our Parisian associate. An inventory check will be performed after your departure. The amount of the security deposit, less any applicable claims, will be mailed to you by check within 14 days after the apartment evaluation.

10. Complaints

The description in the listing is made in good faith. We do not accept responsibility for unpredicted breakdown of utilities and essential services though we will make the best efforts to solve any problems immediately.

11. Cleaning

Linens and towels will be provided, and the property will be thoroughly cleaned prior to your arrival.

12. Behavior

The person signing the Rental Agreement is responsible for correct and decent behavior. Our apartment is in a quiet residential area. Please be careful of noise, loud music, particularly between 10pm and 8am. Should the person or his/her party behave in an indecent or incorrect manner based on civilized standards, they may be asked to vacate the apartment.

13. Smoking

The apartment is NON SMOKING. If you smoke in the apartment, you will be responsible for all costs to clean the drapes, upholstery, bedcovers linens and any inconvenience caused to future renters.

14. Liability

The renters agree to not hold the apartment owner responsible or liable for any acts or outcome connected with their use and occupancy of the property, including but not limited to injuries, damage, losses from fire, theft and criminal activity. The limitation of liability is conditioned upon the owner providing proper maintenance of the apartment to ensure it is safely habitable during the rental duration.

15. Our Contact Information

email: christine@prouvecf.com

telephone 650 465 0540

mailing address: 3620 19th Street #7, San Francisco, CA 94110