

## **GENERAL TERMS AND CONDITIONS**

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### **Article 1- conclusion of the contract**

The reservation becomes final after the owner has received the contract and the general terms and conditions in duplicate, dated and signed, has checked the availability of the furnished property and has received the deposit on his bank account.

The lease is concluded between the parties to this deed and can in no case benefit even partially to third parties, natural or legal persons, except with the written agreement of the owner. Any infringement of this last paragraph will be likely to lead to the immediate cancellation of the rental to the detriment of the tenant, the proceeds of the rental remaining definitively acquired to the owner.

### **Article 2- cancellation by the tenant**

Any cancellation must be notified by registered letter to the owner at least 15 days before the start of the rental period. The deposit paid will be refunded at 100 percent if the cancellation is made 1 month before the day of arrival. Cancellation less than one month before arrival will result in the loss of the 50 percent deposit. If the stay is shortened by the tenant and if the responsibility of the owner is not questioned the price of the rent remains the owner's responsibility. There will be no refund.

### **Article 3- cancellation by the owner**

In case of cancellation of the rental by the owner, the owner will reimburse the tenant the amount of the deposit received (except in case of force majeure, in this case the amount of the deposit is refunded).

### **Article 4- arrival/departure**

The Tenant must report on the day and time mentioned on this contract. In case of late or delayed arrival, the tenant must inform the owner. If the tenant has not arrived on the day mentioned on the contract, after a period of 24 hours without notice to the owner, the present contract is considered cancelled and the sums paid remain acquired by the owner who can dispose of his property.

### **Article 5- payment**

50 percent of the total rental amount must be paid at the signing of this contract, the payments are to be made by transfer to the account: BE34 0018 8704 7090

### **Article 6- inventory of fixtures and inventory**

The inventory of fixtures and the inventory of furniture and equipment will be made contradictory at the beginning and end of the stay by the owner or his representative and the tenant.

These documents will be signed by both parties. This inventory is the only reference in case of dispute concerning the inventory of fixtures. The state of cleanliness will be accepted by the tenant at the time of entry into the premises.

Even if the cleaning is carried out by the owner, the tenant must tidy up the whole kitchen, have done the dishes, empty all the dustbins and put the rubbish in the containers provided, remove the bedding and towels and put them in the shower.

We ask you to pay attention to the windows, velux, close them before leaving and make sure to close them if the air conditioning is on, close the parasol and cover the barbecue in case of rain, wind, ...

### **Article 7- deposit of security**

A security deposit specified in the contract is required by the owner. It is paid on the day of arrival in the property. This deposit is returned within 15 days maximum after the inventory of fixtures has been drawn up, after deduction of the cost of restoring the property. If any damage is noted and if the amount of the deposit is insufficient, the tenant undertakes to complete the sum after the inventory of fixtures on departure.

The security deposit is returned by the owner within a period not exceeding 15 days, even in the event of early departure (before the time mentioned on this contract) preventing the inventory of fixtures being drawn up on the day of the tenant's departure. Generally, the security deposit is returned on the day of the tenant's departure.

### **Article 8- use of space**

The signatory tenant of the present contract concluded for a determined duration will not be able under any circumstances to take advantage of any right to remain in the premises at the end of the stay.

### **Article 9- use of space**

The tenant will enjoy in a peaceful way and will make good use of it, in accordance with the destination of the premises: holiday accommodation, well-being.

The tenant undertakes not to change the layout of the furniture.

The rental is non-smoking, in case of non-respect, a fine of 100 euros will be demanded.

The tenant commits himself not to make any noise nuisance in the domain, in case of non-respect a fine of 300 euros will be demanded to him.

The tenant undertakes to respect what is made available to him (jaccuzzi, billiards, barbecue, games, ...) as a good father of the family.

It is strictly forbidden to bring a deep fryer, gas bottle, fondue set, auxiliary heating,...

In the event of unnecessary activation of the fire alarm, you will be charged for the cost of repairs.

For any other appliance brought by you, please ask the owner's agreement.

### **Article 10-capacity**

This contract is established for the maximum capacity of persons indicated on the rental agreement. If the number of tenants exceeds the capacity, the owner may refuse the additional persons or reserves the right to apply an increase of 30 percent of the rental price, which will be deducted from the security deposit. Any modification or breach of the contract will be considered at the initiative of the tenant.

### **Article 11- animals**

Pets are not accepted.

### **Article 12- insurances**

The tenant is obliged to insure the premises rented to him. He must therefore check whether his main dwelling contract provides for the extension of the holiday rental. If not, he must take out the necessary extension. The tenant must present the insurance certificate before entering the premises. In any case, the tenant's personal belongings are not insured. Any theft during the rental period is the responsibility of the tenant.

### **Article 13- water electricity heating**

The supply of water, electricity and heating is included in the rental price.

**Article 14- non-compliance with terms and conditions**

All costs incurred due to the non-respect of the general conditions (tidying, damage, cleaning, ...) will result in an additional charge (time spent on a basis of 25 euros/hour and possible external costs).

Done in duplicate at the Domaine de Wisbeley on .....

The lessor,

The tenant,

Vincent PRESER (preceded by the words " read and approved ")

## **LEASED PROPERTY**

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Dwelling house composed of :

### **Exteriors**

- independent entry
- parking
- a garden of 2.5 hectares
- petanque ground
- gaming area
- sandbox
- picnic tables

### **Contemporary Holiday Home**

- access for people with reduced mobility
- fully equipped kitchen: induction cooker, oven, microwave, fridge, freezer, dishwasher, nespresso, kettle, fruit press, toaster
- living room and dining room with table and chairs, crockery for 8 persons
- living room plus sofa-bed, wood stove, billiard table with 4 sticks, board games, tv
- bathroom
- wc
- room 1: 2 beds 90/200 cm, bathrobe and slippers, tv
- room 2: 2 beds 90/200 cm, bathrobe and slippers, tv
- room 3: 2 beds 90/200 cm, bathrobe and slippers, private bathroom, toilet, tv
- wellness room, infrared sauna, cascade shower, loungers, kettle and tea
- terrace, barbecue, garden furniture, parasol
- free wifi access

### **Cottage Holiday Home**

- fully equipped kitchen: induction cooker, oven, microwave, fridge, freezer, dishwasher, nespresso, kettle, fruit press, toaster
- living room and dining room with table and chairs, crockery for 6 persons
- living room plus sofa bed, wood stove, jacuzzi, board games, tv
- room 1: 2 beds 90/200 cm, bathrobe and slippers, tv, shower
- room 2: 2 beds 90/200 cm, bathrobe and slippers, tv, shower
- wc
- wellness room, infrared sauna, sauna, cascade shower, loungers, kettle and tea
- terrace, barbecue, garden furniture, parasol
- free wifi access

## **Holiday homes:**

### **Courtyard side :**

- fully equipped kitchen: ceramic hob, oven, microwave, fridge, nespresso, toaster, toaster, etc.
- living room and dining room with table and chairs, crockery for 4 persons
- living room plus sofa bed, board games, tv
- bedroom: 2 separate beds 90/200 cm, shower, toilet
- shared terrace, shared barbecue
- free wifi access

### **Tower side:**

- fully equipped kitchen: ceramic hob, oven, microwave, refrigerator, nespresso, toaster, dishwasher
- living room and dining room with table and chairs, crockery for 4 persons
- living room plus sofa bed, board games, tv
- bedroom: 1 bed 160/200 cm shower, toilet
- shared terrace, shared barbecue
- free wifi access

### **Park side:**

- fully equipped kitchen: ceramic hob, oven, microwave, refrigerator, nespresso, toaster, dishwasher
- living room and dining room with table and chairs, crockery for 4 persons
- living room plus sofa bed, board games, tv
- bedroom: 1 bed 160/200 cm shower, toilet
- shared terrace, shared barbecue
- free wifi acces

## **CALENDER**

Date of entry into the premises (from 3pm)	
Date of departure (11am)	

- If the tenant leaves earlier, he undertakes to accept the inventory of fixtures made after his departure.
- If the tenant asks for an earlier check in, 25 euros extra charge (depending on availability).
- If the tenant asks for a later check out, 25 euros extra charge (depending on availability).

## **TARIFF**

50 percent of the rental amount is paid into the owner's bank account for the reservation to be acquired and this on the day the contract is signed, i.e. the sum of .....euros.  
The balance will be paid 15 days before arrival.

The packs of the different options are to be paid on the account of Domaine de Wisbeley  
BE34 0018 8704 7090.

NAME FIRST NAME	ACTIVITIES	RATE
	0 Horseback riding: <ul style="list-style-type: none"><li>o horse care</li><li>o brush the horses</li><li>o group initiation (min 3 people)</li><li>o introduction private lesson</li><li>o obstacle/dressage improvement</li></ul>	20 € 20 € 25€/pers 35€/pers 35€/ 1/2h
	0 Horse-drawn carriage ride	15€/ ½ day
	0 Go kart for kids	20€/ day
	0 Bikes	65€
	0 Simple massage 45'.	90€
	0 75' Full body massage	(Price X2)
	0 Possibility of DUO massage	
	Extra charge for linen and towels	15€/pers
	Wood supplement	7.5€

The rental includes the provision of household linen (1 tea towel, 1 dishcloth, 2 towels).

The leased property must be returned in the condition in which it was found on arrival. Bed linen and towels are provided.

On departure, bed linen and towels will be removed and deposited in the tenant's shower.

### **Warranty**

The tenant deposits a guarantee cheque (or cash) of 300 euros on the day of arrival.

The guarantee is returned maximum 15 days following the rental provided that the tenant has paid all sums due and that no damage has been noted. Generally it is returned at the time of check out after the inventory of fixtures (if cash payment).

If the amount of the damage is higher than the amount of the guarantee, the tenant will be indebted to the owner of the guarantee plus the difference.

### **Definitive reservation**

- the accommodation is non-smoking, if the tenant does not respect this clause, a fine of 100 euros will be demanded.

- the tenant undertakes not to cause noise pollution in the Domaine, in case of non-compliance a fine of 300 euros will be demanded.

- the tenant undertakes to respect what is made available to him as a good father of the family

- the reservation becomes final when the owner has received the contract, the general conditions in two copies, dated and signed, the deposit on his bank account.



## **Seasonal rental contract**

DOMAINE DE WISBELEY  
Mr and Mrs PRESER-ANSAY  
55, Rue Wisbeley

6800 RECOGNE/LIBRAMONT-CHEVIGNY

Named the owner of a share and

Last name/First name:

Address:

Tel:

Mail:

named the tenant on the other hand,

a seasonal rental has been agreed under the following conditions:

## **General terms and conditions**

This contract is essential of the attached general conditions which must be signed by the tenant.

Done in duplicate at " Domaine De Wisbeley ".

The

The landlord,

the tenant

PRESER Vincent (preceded by the words 'read and approved')