

# **Château de Bardies**

## **Pro-Forma Rental Agreement**

### **1 Parties and Preamble**

- 1.1 This Rental Agreement is between Peter & Lola Vardigans (“Owners”) and the person specified in the Rental Schedule (“Renter”).
- 1.2 The property to be rented is the Château de Bardies and its grounds (“Property”).
- 1.3 Renter is responsible for the actions and behaviour of all other members of his/her party and any invited guests.
- 1.4 Renter will treat the property and contents with all reasonable care and leave the property in the same condition as found on arrival.

### **2 Payments & Charges**

- 2.1 An initial deposit, rental payment and security deposit are payable as specified in the Rental Schedule.
- 2.2 In the event that Renter is unable to occupy the Property on the agreed dates for whatever reason (including circumstances such as illness, accident or other unforeseen event) Renter will remain responsible for paying any unpaid balance of rent due and Owners will have no obligation to refund any payments already made (except a security deposit if applicable). However, in such circumstances Owners will attempt to re-let the Property and, to the extent that they are able to do so, will refund to Renter such amount as to ensure that Owners suffer no net financial loss
- 2.3 Supplementary Charges: supplementary charges include any insurance, cleaning, tourism taxes and other costs resulting from special requests made by Renter such as extra cleaning, baby sitting, car hire, etc.
- 2.4 Within one calendar month following the Departure Date the Security Deposit shall be returned to Renter less any deductions made for damage repair or replacement and the costs of unreasonable cleaning, if any. If any deductions are made, an itemised account shall be provided to Renter.

### **3 Arrival, Departure and Duration of Stay**

- 3.1 The Rental Period is as specified in the Rental Schedule.
- 3.2 Renter may not enter the property before 4pm on the Arrival Date and must leave the property at 10am on the Departure Date.

### **4 Obligations of Renter**

- 4.1 Renter undertakes to accept the Property in the condition in which he or she found it on entering.
- 4.2 Renter will treat the building, garden, grounds and pool with reasonable care and attention.
- 4.3 Renter and guests shall use the Property for private enjoyment only.
- 4.4 Renter shall not sub-let the Property.

- 4.5 Renter shall not bring pets onto the Property without prior approval of Owners, such approval not to be unreasonably withheld.
- 4.6 The number of people residing in the Property shall not exceed that shown on the Rental Schedule unless previously agreed between Renter and Owners. The Property shall not be used for hosting parties with additional guests (save for normal dinner or lunch parties etc) without prior approval of Owners.
- 4.7 Any fixtures (including decoration), fittings, furniture or movable contents which become missing or damaged, fair wear and tear excepted, are the responsibility of the Renter.
- 4.8 The cost of repairing or replacing any item set out in 4.7 above will be deductible from the Security Deposit.

**5 Insurance**

- 5.1 Renter shall be responsible for any insurance against cancellation, transport strikes, illness etc. and also for theft, damage or loss for whatever reason of property belonging to Renter or guests. Owners have no liability for any such losses or damage suffered by Renter or guests.

**6 Disputes**

- 6.1 If a dispute arises and it cannot be settled between the parties within a reasonable time, the dispute shall be settled by an arbitrator acceptable to both parties. The arbitrator's decision shall be final with no right to appeal and costs of arbitration, if any, shall be paid as ordered by the arbitrator.

Signed for Owners:

\_\_\_\_\_

PETER VARDIGANS

Date: \_\_\_\_\_

Agreed and accepted for Renter:

\_\_\_\_\_

Date: \_\_\_\_\_

## RENTAL SCHEDULE

Property: Château de Bardies, Bardies, Montjoie en Couserans,  
0920 St. Girons, France

Renter (Full Name):

Address:

Contact phone number:

Email address:

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Number of occupants

Adults:

Children over 2 years old:

Rental Period

Arrival Date:

Departure Date:

Total Rent Payable for the Rental Period: £

Initial Payment on Booking: £

Balance of Rent payable 2 months prior to Arrival Date: £

Security Deposit payable 1 month prior to Arrival Date: £1,000

All payments by bank transfer to:

Bank: HSBC Private Bank  
78 St James's Street  
London SW1A 1JB  
Sort Code: 40-05-50  
Account Number: 71035444  
Account name: PETER VARDIGANS  
Ref: Château de Bardies