

## CHALET PEARL – TERMS & CONDITIONS

*Revised October 2020*

### **RENTAL AMOUNT INCLUDES:**

- Accommodation for up to 14 persons to stay in the Chalet including children.
- Electricity, heating, water, internet
- House linen with replacements every 2 days
- Daily cleaning services
- Turn down services
- One chef (available to provide three meals per day - breakfast, lunch and dinner) for up to 14 people including children. Any meal serviced exceeding 14 people including children will cost 59€ per person per day per meal.
- Personal chauffeur with 7-seater van (customized people mover) available
- Four housekeepers
- Two waitresses
- One Manager / Concierge
- Any transfer from/to Geneva Airport for up to seven persons will be charged at 500 € each way to / from Courchevel. 24 hours advance notice is required for this service.

### **RENTAL AMOUNT DOES NOT INCLUDE:**

- Additional cleaning on departure if necessary (e.g soiled carpet)
- Food, beverage (invoice to be presented)
- Telephone use
- Extra chef/butler services for groups exceeding 14 persons shall be requested in advance and will be charged (50€/extra guest/ day)
- Additional cleaning 30€/hour
- Tourist tax of 3,30€ per day/per person
- Laundry and pressing service
- Ski rental equipment
- Ski passes

All invoices for these services will be issued by TLS Travel Group Limited

### **DAMAGES AND EXPENSES DEPOSIT**

An amount of 30.000€ will be paid a month prior to guests' arrival.

A detailed inventory and check-in will be given on arrival and will have to be signed on arrival by the tenant or his/her representative and the owner.

The check-out will be organised at the departure with the tenant or his/her representative.

## **THE LESSOR'S OBLIGATION**

The lessor undertakes to ensure that the accommodation to be rented conforms to the description given to the lessee, and to respect his obligations as given in the contract.

## **BOOKING**

Conditions of booking and cancellation :

The booking is assured once receipt of the total rent has been confirmed and the contract has been signed.

Once the full rent is paid, thereafter, any change of dates or cancellation of booking of the chalet incurs the full loss of the 50% of total rental amount.

The balance of 50% of total rent will only be refunded if the agency is able to secure a replacement booking covering the same dates and for the same amount.

## **LENGTH OF BOOKING**

The lessee accepts that the booking cannot be extended without the written approval of the owner or the agency. Furthermore, the lessee states on his honour that he does not and will not use the rented accommodation for professional or commercial purposes and that the premises covered by this contract have only been rented to him as a temporary residence, stipulations without which the present rental would not have been agreed.

## **RENT**

Having paid the full rent and damages and expenses deposit of 30.000 €, the lessee agrees to take possession of the premises within the agreed rental period, irrespective of circumstances, sickness, accident or unforeseen events.

In the event that lessee cannot take possession of the premises for the agreed rental period and notify the agent in writing to re-let the premises, the agency is within its rights to re-let immediately the premises covered by this contract.

Nevertheless, the lessee is still responsible for the payment of full rent. If the premises are re-let successfully for the same rental period, then the lessee will lose only 50% of total rent due for the period.

## **CANCELLATION**

In case of cancellation, and for any reasons, the amount paid in advance and corresponding to 50% of the rental price is kept by the owner as an indemnity, without prejudice of the application of article "RENT" in case the premises are not re-let.

## **DAMAGES AND EXPENSES DEPOSIT**

The security deposit (30.000 €) is required in the event of any damage done to the premises, the furniture, furnishings and/or other contents, as well as to cover any extra charges or bills incurred.

The sum is reimbursed within 14 days of departure, with deductions made, if necessary, for any replaced items, the cost of rectifying any damage, additional cleaning and any other bills as mentioned for any services (including telephone). If the deposit is insufficient to cover the damages, the lessee undertakes to pay the difference.

## **INVENTORY OF FIXTURES AND INVENTORY**

An inventory is done by the representative or bailiff and duly signed by the tenant.

The lessee must inform the agency of any anomaly within 24 hours of taking possession of the premises.

The normal cleaning service will take place as usual on the day of departure, as all other days. The lessee undertakes to leave the property in a perfect state. If this is not the case, the cost of any additional cleaning required on top of the normal cleaning will be deducted from the damages deposit.

## **ARRIVAL AND COLLECTION OF KEYS**

The reception is at the chalet (from 08.00h to 18.00h). Check-in cannot be done before 16.00h, and the premises must be vacated by 12.00h noon on the day of departure. The days of rental and the time of departure must be strictly adhered to. In the event of arrival outside the hours of reception, please forewarn the agency at least 24 hours in advance in order to be accommodated. The keys can only be handed over once the full rent and the damages deposit have been paid.

## THE LESSEE'S OBLIGATIONS

Following are the rules for the chalet:

- Skiers have to enter the chalet through the ski entrance.
  - Smoking in the living room and bedrooms are strictly prohibited.
  - Any technical problems must be directed to the butler or housekeeper of the chalet.
  - Staff and service providers personally hired by the guests shall treat all information about the chalet as confidential and may not reside in the accommodation unless registered in the official guest list.
1. The lessee agrees to take rented premises in the state in which he finds them at the time of possession as described in the rental contract.
  2. Furniture and other contents are not to be subjected to anything other than the wear and tear arising from the normal use for which they are intended. At the time of departure, anything found missing or damaged, for reasons other than normal use, is to be paid for or replaced by the lessee with the agreement of the owner or the agency. This clause applies equally to all wallpaper, furnishings and the fabrics of the premises in general.
  3. If necessary, the following will be deducted : the value of broken or damaged items, the cost of washing or cleaning carpets, bedcovers, mattresses, bed sheets, under pillowcases, bed linen, etc, which have been stained.
  4. The lessee undertakes to use the furniture and any other contents found on the premises solely for the purpose for which they are intended and within the premises themselves. It is strictly forbidden to remove them from the premises.
  5. It is strictly forbidden to flush anything down the basins, baths, bidets, sinks, toilets, etc, which may block the pipes. If this occurs, the cost of rectifications will be deducted from the damages deposit.
  6. At the risk of immediate termination of the contract, the lessee may not under any circumstances sub-let or transfer his rights to this agreement without the written consent of the owner or the agency. He/she must occupy the rented premises for residential purposes only and may not, under any circumstances, bring his own furniture other than linen and small personal items.
  7. Under no circumstances should the rented premises be occupied by more people than stipulated in the contract unless permission has been given by the agency. Should this occur, the lessee will be asked to pay the agency an additional indemnity. It is strictly forbidden to use the beds without sheets and pillowcases.
  8. Animals are allowed in the rented premises with prior agreement of the agency before arrival.
  9. It is strictly forbidden to hang clothes or linen on the windows or on the balconies.
  10. In the event of an extension of the rental period, with or without a break in tenure, the lessee must sign a new contract and pay the rental at the time of renewal.

11. The lessee must inform the agency of any anomaly within 24 hours of taking possession of the premises.

## **RESPONSIBILITY**

The owner and the agency will not be held liable in the event of theft or burglary at the rented premises.

For the purposes of this contract, the undersigned parties shall elect domicile in the agency's offices and shall agree that, in the event of a dispute, the competent court shall be the one within whose jurisdiction the rented accommodation falls.

Any subsequent costs for the official stamps or for the registration of this contract shall be paid for by the lessee.

Personal liability is limited to the sum of 100,000 euros.

## **VALIDITY OF TRANSLATION**

This document was written in French and translated into English for the benefit of English-speaking clients. All stipulations contained here have been translated as accurately as possible, but should the meaning differ, the parties agree that the French version shall prevail. French document is available upon request.