

RENTAL AGREEMENT
Kensington Apartment – Baden-Baden

1. PARTIES : The parties to this agreement are :

Landlord :

Tenant :

2. ACCOMMODATION :

Landlord rents to Tenant an apartment located at :
Eichstrasse 11 (2nd floor), 76530 BADEN-BADEN – GERMANY

The apartment is 95m square and has been newly refurbished. It has four good sized rooms and sleeps up to four in the two double bed-rooms. It has a sitting room with a range of furniture including a corner leather sofa and a flat screened Tv and DVD player. The separate dining-room is equipped with sideboard, with a table for sitting four. There is a balcony with chairs and table to sit out. There is a small bathroom with shower. The large kitchen has a cooker, oven, dishwasher, coffee machine, microwave, fridge, iron, ironing board, well stocked cupboards. Washing machine and dryer. Central heating. WiFi.

The flat is strictly non-smoking. Pets with prior booking.

3. LEASING TERM AND PRICE :

The term of lease begins on _____ at 4 pm, till _____ at 10 am.

The rental price is _____ **Euros**, all taxes and cleaning charges included.
The rental price includes bed linen, towels, heating, lighting and WiFi.

Number of persons : ___adults and ___ children.

3. TERMS OF PAYMENT :

-A non-refundable deposit is required with booking to secure the holiday. This should be 25% of the rental price : _____, payable at booking.

-The balance is required 6 weeks prior to the start of the holiday : _____ **Euros**, payable until _____.

The rental price must be paid onto landlord's account :

A housekeeping deposit of _____ Euros is required and will be refunded after the holiday, assuming nothing is broken or damaged. It can be deposited as cheque or in cash on the day of arrival. Landlord's representative will collect the deposit when she gives out the key.

4. CANCELLATION CHARGE :

Should the Tenant cancel his holiday, the Landlord will try and re-let the property. If successful, Landlord will return any monies paid, minus the non-refundable deposit. If unsuccessful, then Landlord will retain the amounts shown in the table below:

Number of days prior to arrival date	Amount payable
More than 56 days	Full deposit
29-56 days	50% of cost of holiday
15-28 days	75% of cost of holiday
1-14	90% of cost of holiday
On arrival or later	Total cost of holiday

5. GENERAL NOTE :

- Tenant receives ___ apartment key(s). In case of loss of key(s), the landlord has to be informed promptly.
- Landlord assumes no liability for the use of the apartment and estate. Parents are liable for their children.
- When booking the apartment, Tenant agrees to keep the property and all fitments, furniture, equipment and other contents in or on the property in the like state of repair and condition as at the commencement of the holiday let. In case of damages, the tenant has to bear the incurred expenses.
- The property and all fitments, furniture, utilities and equipment must be left in a clean and tidy condition at the conclusion of the period of the holiday let.
- To book the apartment, Tenant must be 18 years of age or older.
- The booking must be for holiday purposes only.
- Only those mentioned in the rental agreement are permitted to sleep in the property.
- Tenant agrees not to allow on his/her premises any excessive noise or other activity which disturbs the peace and quiet of other tenants in the building. Landlord agrees to prevent other tenants and other persons in the building or common areas from similarly disturbing Tenant's peace and quiet.

WHEREFORE, We, the undersigned, agree to this Lease, by signing two copies (one to be kept by Tenant and one by Landlord) :

TENANT :

At _____, Date : _____, Signature : _____

LANDLORD :

At _____, Date : _____, Signature : _____