

Copy to be returned to:

Richard and Véronique VALARY-PELLETIER

121 Impasse Léo Valentin

33290 Le Pian Medoc

France

Tel: +33(0)6.28.46.03.07

Email: valarypelletier@wanadoo.fr

Date : 20____, the _____,

BOOKING FORM

Dear Mrs and Mr VALARY-PELLETIER,

We are pleased to inform you that we are interested in your rental offer according to the dates as indicated here below.

We send you herewith, a bank transfer of _____ euros, following certificate attached, as a deposit equal to 25% of the rental price for the period selected, on the bank account CIC n° 00020067502.



RELEVÉ D'IDENTITÉ BANCAIRE

Identifiant national de compte bancaire - RIB

Banque	Guichet	N° compte	Clé	Devise
30027	16405	00020067502	20	EUR

Identifiant international de compte bancaire

IBAN (International Bank Account Number)					
FR76	3002	7164	0500	0200	6750 220

CIC BANQUE PRIVEE ROUEN

BIC (Bank Identifier Code)
CMCIFRPP

Domiciliation

CIC BANQUE PRIVEE ROUEN
21 RUE DE LA CHAMPMESLE
76000 ROUEN
Tél : 02-32-08-85-30

Titulaire du compte (Account Owner)

M OU MME RICHARD VALARY
COMPTÉ OLÉRON
1 RUE RAIMOND LECOURT
76700 ROGERVILLE

Remettez ce relevé à tout organisme ayant besoin de connaître vos références bancaires pour la domiciliation de vos virements ou de prélèvements à votre compte. Vous éviterez ainsi des erreurs ou des retards d'exécution.

PARTIE RESERVEE AU DESTINATAIRE DU RELEVÉ

Hakuna matata

We acknowledge that we shall pay the balance of _____ Euros on our arrival for the rental of your self-catering accommodation to start on the _____ and end on the _____.

Number of visitors: _____

Number of pets: _____

Home telephone: _____

Cell phone: _____

Email: _____

Yours sincerely.

Mr / Mrs _____

Hakuna matata

Copy to be returned to the Owner

Holiday Self-Catering Accommodation rental agreement **Particular Conditions**

We :

Véronique and Richard VALARY-PELLETIER

121 Impasse Leo Valentin

33290 Le Pian Médoc - France

Telephone: +33(0)6.28.46.03.07

In the present agreement "We" means "The Owner" of the property.

permit the Tenant to occupy the accommodation located in La Menounière
4 Rue Mocque Panier – 17310 Saint Pierre, together with the use of its contents,

Maximum capacity of 4 visitors,

At the particular conditions as mentioned here below and in general terms and conditions in
the appendices:

Mr / Mrs _____ living: _____

Postal code: _____ Town: _____ Country: _____

Telephone: _____

Named in the present agreement as "The Tenant"

Number of visitors: _____ people(s) and _____ pet(s).

Rental running from: _____ 2.00 PM to _____ 10.00 AM

The rental price is based on a period of ____ week(s)) for the amount of: _____ Euros to be
paid in advance, according to Appendix 1 (price exclusive of all extra charges and taxes)
and to Appendix 2 (description of property rented).

The balance of the rental price shall be paid on the issuance of the keys. A € 500.00 deposit
guarantee shall be paid by the Tenant on arrival. In complement € 75 deposit guarantee for
the proper performance of the household if there are no animals, € 100 if present. They will be
rendered to the Tenant at the end of the rental period after inventory and statement of state
of repair unless any deliberate, unlawful, grossly negligent, reckless, malicious damage to the
property, insufficient household, or to its contents are written in the statement. In this case the
deposit guarantee less the sum of money used to repair or replace the damages or loss will
be given back to the Tenant within a period of 60 days, together with the copy of all related
invoices. In case the deposit guarantee cannot cover the full amount of the
repair/replacement expense, the Tenant agrees to pay for the difference in order to cover
the whole amount.

All extra taxes or governmental levies that apply to your holiday at the time of booking,
together with the utilities charges (water and electricity) as calculated on a pro rata basis
according to the meter reading, shall be paid on returning the keys to the Owner.

**The set of keys shall be issued by Monsieur GIRARD Nicolas who can be contacted at
telephone No. +33(0)7.85.03.08.23 (cell phone). Please make sure to call her 72 hours prior to
your arrival and when you arrive at the Oleron bridge in order for her to greet you on your
arrival.**

Location : please refer to enclosed map.

Written in duplicate in Le Pian Médoc, date _____

Mention "agreed" to be written before the signature.

The Owner
Richard VALARY

The Tenant
Mr / Mrs _____

Holiday Self-Catering Accommodation rental agreement
Particular Conditions

We :

Véronique and Richard VALARY-PELLETIER

121 Impasse Leo Valentin

33290 Le Pian Médoc – France

Telephone: +33(0)06.28.46.03.07

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Location : please refer to enclosed map.

Written in duplicate in Le Pian Médoc, date _____

Mention "agreed" to be written before the signature.

The Owner
Richard VALARY

The Tenant
Mr / Mrs _____

General conditions for a holiday self-catering accommodation rental

Occupation conditions of the accommodation: the tenant warrants that the holiday premises and their contents will be used for the purposes of a holiday and so accepts that the rental is a "holiday" rent only. The tenant undertakes to maintain and leave the rented accommodation and its furnishings and fittings in the same condition as at the date of the commencement of this holiday rental. The rental is agreed for the period whose commencement and termination dates are stated in the Particular Conditions of the present Rental Agreement. At the end of his or her holiday, the Tenant binds and obliges himself or herself to vacate the said holiday accommodation without demand. The Tenant shall not sublet the said holiday accommodation or any part thereof. The Tenant shall report to the Owner any malfunctioning. The holidaymaker shall undertake to prevent any member of his or her party from causing a nuisance or disturbance to other residents or occupiers in the neighbourhood

Number of visitors (party): The number of persons occupying the said holiday accommodation shall not exceed the numbers of the party stated on the booking form unless agreed by the Owner. Otherwise the Owner reserves the right to terminate the rental agreement or be paid an extra cost.

Pets: pets of small sizes are permitted in the rented accommodation provided that they do not damage the premises and that the Tenant will consequently clean up the surroundings of the accommodation.

Payment and booking: the booking comes into existence when the Owner has received the deposit corresponding to 25% of the rental amount together with the a copy of the rental agreement duly completed and signed by the Tenant before the / / . After this date the offer will be cancelled and the Owner is entitled to re-rent the property. The balance shall be paid on your arrival at the property. The deposit guarantee of which the amount is stated in the Particular Conditions shall be paid on the remittance of the keys at the commencement of the stay. It will be returned to the Tenant by cheque within 45 days maximum, less the sum of money used for the utilities charges and to repair or replace any damages or loss. If the arrival of the Tenant is later than the arrival date stated on the booking form, he or she shall inform the Owner and arrange for the balance to be paid at the original arrival date. If the Tenant leaves the property earlier than the termination date and the Owner is not liable for this early leave, then no reimbursement shall be paid, neither in full nor in part, except the deposit guarantee that will be returned in the hereabove stated conditions.

Charges: these include electricity and water costs according to the meters readings as recorded on the arrival and on the departure of the Tenant and to be calculated on prices applicable during the period of rental.

Taxes or government levies applying to the Party's holiday: Include in the price

Cancellation: any cancellation must be sent in writing by recorded delivery to the Owner before the planned date of arrival. The deposit will be retained by the Owner. If the property can be relet for the same period at the same conditions, then 25% of the deposit will be refunded, less the booking costs. If the Owner does not hear from the Tenant within the 24 hours following his or her planned arrival, then the agreement will become void, the deposit will be retained by the Owner who will reserve the right to use the accommodation at his own discretion. In case of cancellation by the Owner the latter shall pay to the Tenant twice the amount of the deposit received.

Pricing: prices are in euros.

Inventory / Statement of state of repair: when the keys are remitted on arrival and departure an inventory of the contents and equipments of the accommodation will be made and signed by both parties, i.e. the Owner or his representative and the Tenant. Any claims about the inventory or cleanliness of the accommodation must be reported within the 24 hours after the remittance of the keys. The property is furnished and equipped with crockery and bedding as described in the appropriate appendix. The tenant shall be responsible for the contents of the property as listed in the inventory and shall reimburse their repairing or replacement if necessary. The Tenant shall notify in writing when remitting the keys any damage or breakage that may have occurred during his or her stay. The Tenant agrees to leave the accommodation as clean as he or she found it.

State of the property as per the French regulation with respect to natural and technological hazards (Law L. 125-5 from the Code de l'Environnement):

The Owner states that the rented property is located:

- In the area covered by a schedule preventing natural risks (PPRn) as approved by prefectorial decree of the 13th February 2006.
- In an area of seismicity Ia.

However the property is located out of any area exposed to PPRn hazards.

A statement written on the 19/11/2007 and enclosed as Appendix 3 for information and to be returned to the Owner, signed with the date indicated and the written mention "acknowledged"

Insurance: the Tenant shall be insured against all damages and shall prove **before his arrival by the diffusion of a certificate attestation given by his insurance** that his household insurance policy includes a clause for "holiday" and "contents coverage "for the rented accommodation.

Governing law: any dispute will be governed by French Law and the parties agree to submit to the exclusive jurisdiction of the Courts of the county of Bordeaux

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Richard VALARY

The Tenant
Mr /Mrs _____

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Hakuna matata

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The Owner
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The Tenant
Mr /Mrs _____

Appendix 1**Prices for rentals in 2023**

January Week 01 : 600 € Week 02 : 600 € Week 03 : 600 € Week 04 : 600 € Week 05 : 600 €	February Week 06 : 600 € Week 07 : 700 € Week 08 : 700 € Week 09 : 700 €	Mars Week 10 : 700 € Week 11 : 650 € Week 12 : 650 € Week 13 : 650 €	April Week 14 : 750 € Week 15 : 800 € Week 16 : 800 € Week 17 : 800 € Week 18 : 800 €
May Week 19 : 850 € Week 20 : 800 € Week 21 : 850 € Week 22 : 800 €	Jun Week 23 : 800 € Week 24 : 800 € Week 25 : 900 € Week 26 : 900 €	Juilly Week 27 : 1.000 € Week 28 : 1.000 € Week 29 : 1.100 € Week 30 : 1.100 € Week 31 : 1.100 €	August Week 32 : 1.100 € Week 33 : 1.100 € Week 34 : 1.000 € Week 35 : 1.000 €
September Week 36 : 900 € Week 37 : 900 € Week 38 : 850 € Week 39 : 850 €	October Week 40 : 750 € Week 41 : 750 € Week 42 : 700 € Week 43 : 750 € Week 44 : 750 €	November Week 45 : 600 € Week 46 : 600 € Week 47 : 600 € Week 48 : 600 €	Décember Week 49 : 600 € Week 50 : 600 € Week 51 : 600 € Week 52 : 600 € Week 53 : 700 €

Additional charges for utilities according to electricity and water supplies companies rates without any surcharge.

Current rates:

Water 3,91 Euros/m³

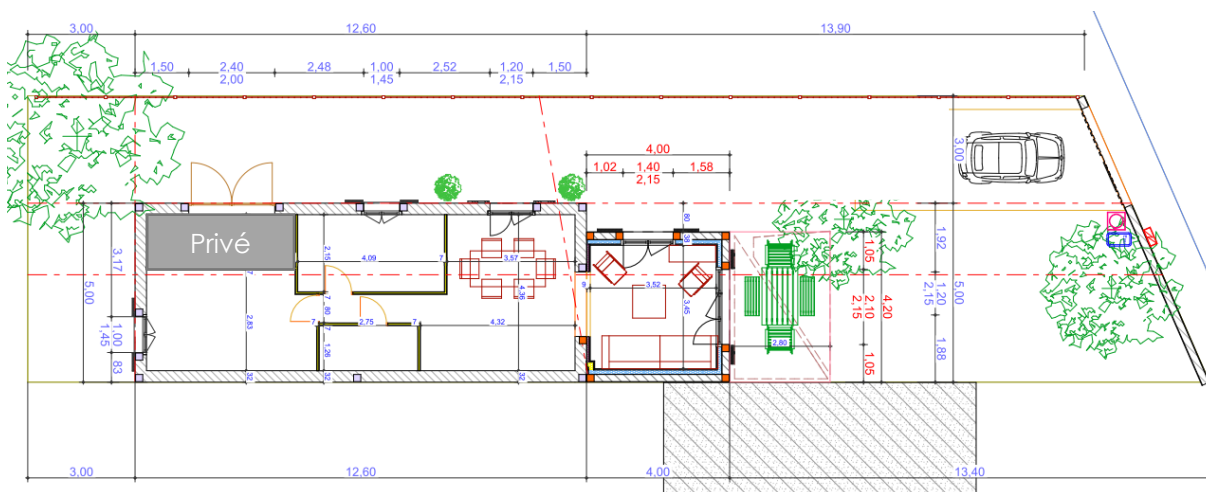
Electricity 0,23 Euro/kWh

Additional taxes and government levies are included in the price

Appendix 2

Description of the accommodation

- Location:
Village of La Menounière belonging to the council of Saint Pierre d'Oléron
1,5 Km North of la Cotinière and 3 Km West of Saint Pierre d'Oléron
300 meters to the beach
- Built in 2004
- Fenced garden of 250 m²
- Sleeps 4
- Park, 1 car in the garden
- Rated 3 Stars for 4 person under the number 01701017-38521-0034 of 25/01/2021
- Convector heaters in all rooms
- Electrical water heater
- Household linen and sheets are not included in the rental



Rooms	Surfaces	Equipments
Dining room Kitchen	17 m²	Square table (4 to 6 persons) Chairs x 4 Dishwasher M/wave and dish-cover 4 ring gas cooker with hood. 13 kg gas bottle Oven Double basin kitchen sink with mxing tap Fridge / freezer Cutlery for 12 Casserole dish, pans, frying pans ... Coffee machine, kettle, toaster Mixer Eletrical pancake and raclette maker Grill-stone (methylated spirits heated)
Living room	12 m²	Sofa Pouffe LCD TV set Internet acces Divix readers Lamp shade HiFi
Bathroom	3.5 m²	Washing machine Shower with mixer tap Water closet Bathroom basin cabinet with mixer tap
Bedroom 1	11.5 m²	140 x 190 bed Double door cupboard 2 bedside tables, 2 bedside lamps LCD TV set 240 * 220 continental quilt Pillows and bolsters Window fitted with mosquito net 140 blanket Desk, chair, desk lamp, reading armchair Internet acces by wifi
Bedroom 2	6.5 m²	2 x 70 * 190 twin beds (can be assembled) Double door cupboard Bedside cabinet Bedside lamp 240 * 200 continental quilts Pillows, bolster Window fitted with mosquito net 90 et 140 blankets, 90 x 190 continental quilt Chair
Garden	180 m²	1 table and 6 chairs Deckchairs x 2 + coffee table Sun umbrella Barbecue Washing line Fenced garden with 14 * 3 m lane 15 m² wooden patio 4m x 3m (electric) retractable awning Shed
Miscellaneous		Vaccum cleaner Iron and ironing-board Travel cot, toilet trainer fitting, booster seat Board games, chess ...

Appendix 3 – copy of the original**Etat des risques naturels et technologiques**

State of risk return, dated and signed, preceded by the words « read»

**Etat des risques naturels et technologiques**

en application des articles L 125 - 5 et R 125 - 26 du code de l'environnement

1. Cet état des risques est établi sur la base des informations mises à disposition par arrêté préfectoral

n°06-511

du 13 Février 2006

mis à jour le

Situation du bien immobilier (bâti ou non bâti)**2. Adresse** commune code postal

4 Rue DE MOCQUE PANIER

17310 SAINT PIERRE D'OLERON

3. Situation de l'immeuble au regard d'un ou plusieurs plans de prévention de risques naturels prévisibles [PPRn]

L'immeuble est situé dans le périmètre d'un PPRn prescrit

oui

non X

L'immeuble est situé dans le périmètre d'un PPRn appliqué par anticipation

oui

non X

L'immeuble est situé dans le périmètre d'un PPRn approuvé

oui X

non

Les risques naturels pris en compte sont :

Inondation	Crue torrentielle	Remontée de nappe
Avalanche	Mouvement de terrain	Sécheresse
Séisme	Cyclone	Volcan
Feux de forêt X	Submersion X	Erosion X

4. Situation de l'immeuble au regard d'un plan de prévention de risques technologiques [PPRT]

L'immeuble est situé dans le périmètre d'un PPRT approuvé

oui

non X

L'immeuble est situé dans le périmètre d'un PPRT prescrit *

oui

non X

* Les risques technologiques pris en compte sont :

Effet thermique	Effet de surpression	Effet toxique
-----------------	----------------------	---------------

5. Situation de l'immeuble au regard du zonage réglementaire pour la prise en compte de la sismicité

en application du décret 91-461 du 14 mai 1991 relatif à la prévention du risque sismique, modifié par le décret n°2000-892 du 13 septembre 2000

L'immeuble est situé dans une commune de sismicité

zone Ia X

zone Ib

zone II

zone III

Zone 0

pièces jointes

6. Localisation

extraits de documents ou de dossiers de référence permettant la localisation de l'immeuble au regard des risques pris en compte

DO 440 (parcelle située en dehors de toute zone à risques du PPRn)

~~Signature~~/bailleur – ~~Signature~~/locataire**7. ~~Signature~~ - Bailleur** Nom prénom

rayer la mention inutile

8. ~~Signature~~ - Locataire Nom prénom

rayer la mention inutile

9. Date

à Saint Pierre d'Oléron

le 19/11/2007

Le présent état des risques naturels et technologiques est fondé sur les informations mises à disposition par le préfet de département.
En cas de non respect, l'acquéreur ou le locataire peut poursuivre la résolution du contrat ou demander au juge une diminution du prix.
[V de l'article 125-5 du code de l'environnement]

Appendix 4

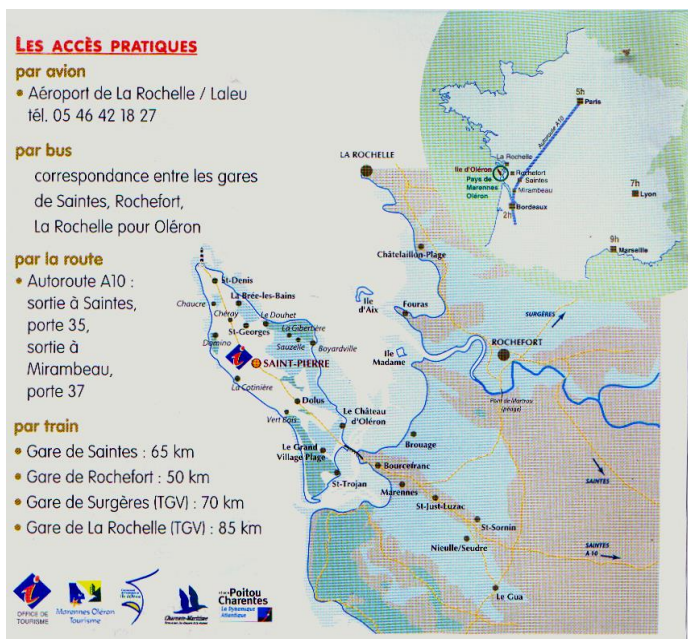
How to get there ?

4 Rue Mocque Panier
La Menounière
17310 Saint Pierre D'Oléron

Latitude 45.934472 - Longitude 1.357284

Local contact:
Mr. Nicolas GIRARD
+33(0)7.85.83.08.23

Onwer:
Mr Richard VALARY:
+33(0)6.28.46.03.07
+33(0)5.56.05.00.91



Viaduc