

APARTMENT RENTAL CONTRACT

TOM AND ELENA PORS (Owners) thank you for your short-term rental of their apartment in Paris, France, "22 Rue du Champ de Mars," for your vacation. The address of the apartment is apartment A-101, 22 rue du Champ de Mars, Paris 75007. Should you have any questions, please feel free to contact us at: (206) 618-7352 or (206) 399-3941, or e-mail us at tompors@comcast.net or elenakora@comcast.net. Our mailing address is 10019 Radford Ave. NW, Seattle, WA 98177.

1. RENTER

_____ name _____ street address
_____ home phone _____ cell phone _____ state, country, zip code
_____ email address
Number of occupants (maximum 4 persons) _____ adults, _____ children (ages _____)

2. BOOKING, TERMS OF PAYMENT

Upon Owners' receipt of the Deposit, this signed Contract, and a copy of your passport(s), Renter's/Co-Renter's reservation is guaranteed for the following dates: _____ for _____ nights. Rent in the amount of _____ Euros must be paid in advance (in Euros) as set forth in Paragraph 3, below. Rent is based on the rate of €150 per day with a minimum stay of four days, or at a rate of €900 per week plus €150 Euros for each day over one week, unless otherwise agreed by the Owners. Holiday rental rates, and rent for stays of one month or more are negotiable with the Owners.

3. SECURITY AND RENTAL DEPOSITS.

One-half of the total rent and a refundable security deposit in the amount of 300 euros is required to confirm and hold your reservation. The remainder of rent is due 30 days prior to the start of your rental. To confirm a rental less than 30 days prior to its start, all of the rent and the security deposit is required.

The rent and security deposit can be paid by credit card via PayPal on the website <http://www.paris-apartment-vacation.com/Reservations.htm>, or by wire transfer to our Paris bank account. Wire transfer instructions will be sent to you by the Owner on request. Thirty days prior to the start of your rental, the remaining 50% of rent is due, and is payable in the same manner. Your reservation is subject to cancellation without notice for failure to pay the rent when due.

The security deposit will be reimbursed at the latest one month after your departure day, less the amount of any transaction fees charged by PayPal or Owner's Paris bank and any deductions. Deductions will occur in the case of any unpaid rent, telephone calls charged to the Owner, additional cleaning charges, missing keys, and/or the cost of damaged or missing furniture and equipment.

4. CANCELLATION POLICY

If you cancel prior to 60 days before start of the rental, you are entitled to a complete refund. Cancellations between 60 and 30 days before start of the rental will be charged 50% of the total rent. There will be no refund of rent for cancellations 30 or fewer days before the start of the rental, regardless of the reason for the cancellation. Shortening the planned dates of stay shall not entitle the Renter or Co-Renter to a refund. We advise you to take out cancellation insurance when booking. Please consult your insurance company or credit card organization for information about cancellation insurance.

CHECK-IN / CHECK-OUT AND OWNER'S AGENT

Normal check-in time is: 3:00 p.m. and check-out time is: 12:00 p.m. Arrangements for the day of your arrival should be organized with the Owner's agent. This information will be provided to you by the owners with confirmation of your reservation.

You will be welcomed to your apartment by our agent, who needs to know your exact time of arrival and departure. For arrivals and departures before 9:00 a.m. or after 8:00 p.m. weekdays, or on Sundays or French holidays, arrangements must be made in advance with our agent and are subject to an additional charge of 50 euros. You may be able to arrive before 3:00 p.m. if the apartment is available before then.

A cleaning fee of 50 euros will be collected in cash by Owner's agent at check-in.

Issued key(s) must be returned to Owner's agent at check-out or a 150 Euro fee will be charged against your security deposit. Please assure that all doors and windows are securely locked and lights and heat are turned off. Owners and agent are not responsible for items left in the apartment.

RATES INCLUDE

All taxes, electricity and gas for stays under one month, cable TV, secure wireless internet connection, and washer/dryer in the apartment. A telephone is furnished for your convenience, and can be used to make free long distance calls to the U.S and Canada, however it should not be used to make calls to cellular phones. Actual charges for calls to cellular phones, which are significant, will be deducted from your security deposit. Calling cards are available at many kiosks around Paris for making calls to cellular phones or for other long distance calls. The apartment no. is 01-45-50-3003. (In U.S., dial 011-30-1-45-50-3003).

RATES DO NOT INCLUDE

Electricity and gas according to meter for stays of one month or longer; telephone calls charged to our account; services on request such as extra housekeeping, concierge services, fax, laundry; or insurance for guests' luggage, cash or valuables. Please contact your insurance agent before traveling.

BANK CHARGES

All bank charges related to a payment by bank transfers or PayPal transaction fees will be borne by the renter. Renter consents to the deduction of such charges from the security deposit.

TERMS OF OCCUPANCY

The rented property is a private residence and you agree to indemnify the Owners for any damage or loss to the property or its contents that occur during your stay. Violation of the occupancy limit of 4 persons will result in the forfeiture of all monies and termination of occupancy. We reserve the right to inspect the property during your stay. Further, you agree to abide by the rules and regulations of the building and refrain from any activity which interferes with the quiet enjoyment of its other residents. Owners are not liable for failures of any equipment, systems, or appliances, as major repair problems cannot be foreseen. Problems should be reported to the Owners' agent.

OWNERS

RENTER

CO-RENTER

Tom and Elena Pors date

date

date