

APARTMENT/CHALET RENTAL AGREEMENT  
Lessor: Jean-Luc Bongiovanni, 1997 Haute Nendaz

Tenant:

Property: Apt:

DESCRIPTION OF PREMISES

The lessor leases the following premises to the tenant who agrees to the conditions specified in the lease and its annexes,:

This apartment is rented for residential use for a maximum of 10 people.

THE FOLLOWING CONDITIONS WILL APPLY FOR THE DURATION OF THE LEASE;

1. The lease will start at 4:00 p.m.  
and finish before 10:00 a.m.

Any unspoken renewal of this lease within the meaning of art. 268 C.O is prohibited.

2. The rent is for a week and is payable as follows;

- a) 50% deposit to be paid upon signing the contract

- b) the outstanding 50% to be paid one month before occupying the chalet or the apartment

3. The tenant must also pay Chf ..... on arrival as a deposit against damage. Any damages will be charged and deducted from this amount at the end of the contract.

4. All payments must be made to

Banque Cantonale du Valais, 1951 SION

For: E 0849. 99. 31 TAVERN OF THE ALPS 1997 Haute-Nendaz

CLEARING 765. IBAN CH46 0076 5000 E084 9993 1. Swift BCVSCH2LXXX

5. If the contract is signed without having visited the property, then the tenant agrees to accept the chalet/apartment furnished as described in the internet offer on [www.alpeelocation.ch](http://www.alpeelocation.ch).

Unless a complaint is received within 48 hours of occupying the property, the tenant is deemed to have received the property in good condition and with a full inventory.

6. In addition to the rent, the tenant agrees to pay for anything lost, destroyed or damaged.

7. Pets are not allowed in chalets and apartments without authorization from the lessor.

8. This contract is recognition of debt within the meaning of Article 82 L: P: for the rent and all sums payable by the tenant under provisions contained within.

9. Special provisions: CHARGES INCLUDED

Water, electricity, linen, bathroom linen, kitchen linen, final cleaning, parking, taxes.

10. At the end of the occupation the tenant is obliged to empty the rubbish, strip the beds and leave the kitchen clean with all dishes and pans washed and put away.

11. The terms and conditions stipulated overleaf are an integral part of this contract. Drawn up in Nendaz, in 2 copies,

The Lessor:

The Tenant:

## GENERAL CONDITIONS

12. If for any reason (death, illness), the tenant does not occupy or only occupies for a part of the contract the leased premises they will be required to pay the full rental price stated in this contract and will not be eligible for any rebate. Cancellation insurance may be purchased by the tenant with the company of their choice.

13. The available inventory will be agreed by the tenant upon arrival. The tenant will take all responsibility and necessary precaution to avoid damage of any kind (water, electricity, freezing etc. ...). The tenant agrees to cover any costs resulting from negligence by themselves or any other occupants of the chalet or apartment.

14. The tenant is responsible for the apartment/chalet rented for the duration of this contract. The tenant will also be responsible for payment of any necessary repairs which they failed to report to the owner or his representative.

15. On departure, the tenant must leave dishes clean and tidy and deposit the rubbish (in plastic bags) in the relevant places provided. If the chalet/apartment is left in a state which does not correspond to normal usage, a supplement will be charged for special cleaning. It is a requirement to report any damage caused during the stay. The cost of repairing or replacing any damages or breakages discovered after the tenant's departure will be charged.

16. Any transport to, from and within resort is not included within this contract.

17. The tenant may not sublet or use the property for any other use than specified in this contract without the permission of the owner or lessor.

18. The owner is not responsible for the irregularity of water services, lighting, gas, etc.. and declines any responsibility for lack of enjoyment which is not the owners fault.

19. The tenant will comply with house rules and police regulations. The owner reserves the right to visit the leased premises at all times.

20. Any and all personal effects belonging to the tenant will not be covered by the owners insurance.

21. The death of the owner or tenant shall in no way be a cause to terminate this contract.

22. For details not covered in this contract, art. 253 from the Swiss Federal Code of Obligations will apply.

23. Local law will apply in the case of any dispute.

24. Free Internet access is the responsibility of the tenant, and any use permitted by the tenant to third parties will be the responsibility of the tenant.

**A COPY OF THIS AGREEMENT IS TO BE RETURNED BY POST.**