



high-end vacation rental

Rental Conditions

DREAMING PLACES Ltd, (capital: 10,000 euros),

Registered address: 598 rue de Pount Ar C'hantel, Le Dossen, 29250 SANTEC (FRANCE),

Fully Registered under the number: 750 144 727 00013

TVA Intracom : FR 49 750 144 727

Transaction on buildings and goodwill, Property management

Cardholder Professional CPI 2902 2018 000 025 098 Issued by CCI Bretagne Ouest and whose guarantee for an amount of 220 000 euros is provided by The European Society of Warranties and Guarantees (CEGC), 16 rue Hoche, Tour Kupka B, TSA 39999, 92919 LA DEFENSE Cedex, is represented by Mr Sebastien RISPAL as Senior Executive.

Article 1. General

Dreaming Places, a Vacation Rental Company specializing in luxury rentals and offering prestigious selected properties presents upscale residences on its website www.dreaming-places.fr and handles the formalities of rental, dealing with the linking of tenants and landlords and providing the necessary guarantees.

Article 2. Price

2.1. Prices shown are in euros, per rental week (usually).

2.2. The properties are rented furnished and fully equipped. Prices include:

- Accommodation
- Expenses related to the house (water, gas, fuel, electricity), and local taxes (Unless booking is made through sites such as Airbnb or Abritel/Homeaway that collect these taxes from the tenant at the time of the booking).
 - The linens (bedding, towels ...),
 - Cleaning service on departure.



Article 3. Booking and payment

3.1 To process with your reservation, you can contact us or simply follow the links and check the availability for the selected house on the chosen dates. The reservation will be confirmed after your payment (25% of the rental price) is validated (the time of this validation is increased for a payment by check: approximately ten days from reception of the check). The lease and rental conditions will then be sent as an attachment or by mail. You must return them completed, with your initialed and signed. The contract becomes official between you and the owner when we issue an invoice accompanying your confirmation copies of the lease and of the rental conditions. Upon receipt of the invoice, you must check all the information given to make sure they are correct. If we respond no favorably to your reservation request, your advance will be fully refunded.

3.2. The balance is due at least 30 days before entering the premises. Any default in payment of the balance within this period will constitute a cancellation and therefore, a cancellation fee will be payable in accordance with Article 13.

3.3. If you book a rental less than 30 days before the date of entry into the premises, the total stay is payable at the time of the booking.

3.4. With the reservation request, the signatory acknowledges the terms and conditions and accept them. It is his responsibility to enforce these conditions so the others tenants will comply with the rules and conditions.

3.5. Reservations made by a person under 18 at the time of the booking is not accepted. We reserve the right to refuse any booking without justification.

3.6. If the reservation is made by a booking center such as Homeaway, you can then pay for your stay through them, according to their policy. It is then the policy of the site in question that will prevail.



Article 4. Warranty deposit

4.1. The entry into the premises is subject to a deposit. The amount is specified on the booking form. This deposit, if paid by check, must be sent by post to Dreaming Places. It should be sent upon payment of the balance. You can also adjust this deposit by wire transfer to Dreaming Places escrow account . Subject to the inventory, this deposit will be refunded one or two days after the return of the keys. If the booking is made via a site such as Homeaway or Airbnb, you then also have the possibility to pay this deposit through them, it is in this case this site wich return you this deposit after your stay according to their refund policy.

4.2. Subject to any applicable recovery, the deposit will be refunded within two months after the end of your stay (if this deposit was paid by transfer on the escrow account of Dreaming-Places agency, it will be refunded to you by transfer two days after your stay).

4.3. In case of non-payment of this deposit, you may be refused to access the property. This will be regarded as a cancellation by you.

Article 5. Arrival and departure

5.1. You must arrive between 5pm and 7pm on the first day of the rental, and free up the apartment before 10am on the last day. On arrival, you will be asked to submit your reservation form and an ID.

5.2. If your arrival is delayed, you must notify the owner so that appropriate arrangements can be made for you to enter the vacation rental.



Article 6. Number of people using the holiday rental

6.1. The number of people who are staying in the property must not exceed the number you specified on the booking form. Equally, it is forbidden to set up tents on the property or to park caravans or campers.

6.2 If the number of people who will be staying in the property exceeds the number you first provided, please let us know at least 10 days before your arrival so that we can take the necessary steps to prepare for your arrival

6.3. If you exceed the maximum capacity indicated in the description, the owner refuse or cancel the reservation at its own discretion.

Article 7. Pets

Pets are welcome but are accepted in some properties only under certain preventive conditions. Please get in touch with us for more information before making your reservation (An amendment to Law No. 70-598 of July 9, 1970 was made in 2012, with the addition of an exception to the ban on banning pets: "except in seasonal rental contracts of furnished accommodation. tourism").

Article 8. Cleaning

8.1. The property is fully cleaned before the start of the rental period. When you leave, you must leave the place in a clean condition. Schedule maintenance cleaning service must be able to bring it back to its original state after your departure.

8.2. If the property is left on a bad state, the deposit will be used to carry out repairs and/or cleaning. If necessary, the owner has the right to charge the costs of additional cleaning in the deposit.

8.3. If you require any additional cleaning, arrangements may be available at an additional cost. Let us know as soon as possible so that we can do our best to meet your demand. otherwise, our liability is limited to the provision described in section 8.1.



Article. 9 Linen

The household linen is included in all our properties. This includes sheets, towels and tea towels. Beach towels and bed linen for babies are not provided.

Article 10 swimming pool

10.1. If the leased property has a pool, it is the owner's responsibility to ensure that the pool meets the safety standards applied in the country. The fact that safety is in place does not absolve the customer to take the necessary precautions to ensure the safety of the occupants, particularly children. Dreaming Places will in no case be held responsible for accidents, injuries or else, related to the pool

10.2. In Europe, the pools are usually closed during the winter. If your rental takes place outside this period (from June 1 to September 30), please contact us to check if the pool is available.

Article 11. Insurance

11.1. The reservation is made under the condition that you are specifically insured for rental risks and that your insurance covers the risks of burglary, fire and water damage for furniture leased, as well as claims by neighbors. Generally, your insurance "house" contains a section "holiday" or similar, which should cover your liability if something goes wrong during your rental. It is your responsibility to check. (Close 1302, 1728, 1732, 1735, 1754 and 1755 of the Civil Code and the July 6, 1989 law). You can take out such insurance with our partner, the Albinet Cabinet, <http://www.aduciel.fr/Particuliers/Vacances/adar-assurance-annulation-partenaires.aspx?lang=en&id=642091>

(Link on our website)

If you have booked and paid through the HomeAway website, it is very likely that this one will cover you for the liability part, inquire. In this case we will also have the information by HomeAway.

Moreover, those involved in your stay must be fully covered by liability insurance.

11.2. By accepting the rental conditions on the booking form, you certify that your situation is expressly in accordance with the Article 11.1 above. Remember to bring your certificates. It can be requested. You can send it to us along with the lease or send it to us directly by your insurance as an attachment at contact@dreaming-places.fr.



Article 12. Changes or cancellation by Dreaming Places

In the event that we would have to make a change or cancel the holiday rental specified in the booking confirmation, we will inform you as soon as possible, and on request, we will endeavor to offer you a similar luxury and stylish rented property. If the holiday rental replacement does not suit you, we will refund your money in full and then, shall be released from any further liability.

Article 13. Cancellation by you

13.1. Any cancellation by you - for any reason whatsoever - must be sent by recorded letter with a receipt of acknowledgment. The effective date of cancellation takes place on reception of the receipt from the letter you sent us.

13.2. Cancellation fees:

- 25% of total rental if you cancel 30 days or more before entering the premises.
- 100% of the total rental if you cancel less than 30 days before the first day of your holidays, or if the reservation is canceled because of lack of payment from you.

13.3. In case of early departure - for any reason whatsoever, you are not entitled to a reduction your rent.

13.4. You can subscribe online, with our partner, Cabinet Albinet (cancellation Insurance and rental risks), see article 11 of this document.

<http://www.aduciel.fr/Particuliers/Vacances/adar-assurance-annulation-partenaires.aspx?lang=en&id=642091>

13.5 If the booking is made via a site such as Homeaway or Airbnb, the cancellation policy that applies is that of the booking site.



Article 14. Your responsibilities

14.1. As a tenant, you must act as a good family man, and use respectfully the premises that are available to you. This means in particular maintaining all furniture, fittings, materials and equipment to leave them in the same state as when you entered the property.

14.2. You are responsible for any damage or loss occurring in the property or its contents during your occupation (sections 1732 and 1735 of the French Civil Code). In case of damage or loss, you must pay an appropriate compensation directly to the owner, or to his agent (Dreaming Places).

Article 15. Description of locations

15.1. The proposed properties have been carefully examined by us. In good faith, we strive to ensure that the descriptions and photographs we provide are true to life. Nevertheless, minor changes may occur. In the interest of continuous improvement, the owners reserve the right to make changes to the housing specifications if they estimate it necessary to ensure a smooth stay. Likewise, they may change without notice the furniture if necessary to replace them for same high standard furniture.

15.2. If any material changes are notified to us, we will inform you to the extent that time permits.

Article 16. Access

The owner or his authorized representative have full access to the holiday rental. If the owner or his representative need to access the property for any reason such as maintenance, you would be notified in advance.

Article 17. Responsibilities of the agent and the owner

17.1. Neither the agent nor the owner can be held responsible for the death or injury occurring to you or to any person on the premises of the property, except where this results from the proven negligence of the owner or agent. (This includes the possible availability by the owner of kayaks, surfboards, bicycles, without this list being exhaustive nor limitative, and whose use under the responsibility of the tenants).

17.2. We will not be liable for any loss, damages or delays due to causes beyond our control, including, but not limited to, natural disasters, explosions, floods, storms, fires or accidents, wars or threat of wars, civil conflicts, restrictions and regulations by laws or other measures adopted by local or governmental authorities, strikes, lockouts or other industrial actions or disputes or rough weather. In any of the above cases, we will be entitled to treat the contract as terminated. In the case of such contractual obligations, our liability is limited to refund the money you have paid to the portion corresponding to the unused stay.

17.3. We can never be held accountable for failures occurring on mechanical equipment such as pumps, boilers, filtration systems for swimming pools, or malfunctions of the utilities such as water, gas and electricity.

17.4. Neither the agent nor the owner can be held responsible for noise or disturbance from outside of the rental, or whose causes are beyond our control.

Article 18. Use of the premises

The properties we offer are exclusively intended for residential use or tourist's private vacation. Any business or professional activity is strictly prohibited at the place of stay, including turning and shooting session. The policy prohibits the festivities in the property (eg. weddings, receptions, large cocktail parties...), without prior agreement from us and the owner.



Article 19. Photographs

Photographs taken at our properties can not be used or sold to make a profit without the permission of Dreaming Places and the property owners.

Article 20. Safety and Valuables

Any valuables left at the property are at your own risk. The owner and Dreaming places will not under any circumstances and in no way be responsible for any thievery, damage to the property, of any felony or any assault in the rented property. We recommend that you ensure that appropriate measures are taken to prevent thievery and offenses.

Article 21. Communications

21.1 If you are disappointed with the rental, you should contact the owner who will endeavor to resolve the problem, and inform us. We will play our role as intermediary with the owner, and will do our best to provide a solution.

21.2. If you are still dissatisfied and you wish to complain about the qualities of the property, you must notify us within 4 days of your arrival, and confirm your claim by recorded mail with receipt within four days following your entry into the premises. After this period, no claim will be considered.

Article 22. Governing Law

These general conditions as well as the leases are subject to French law. In case of a dispute, a friendly solution will be a priority. If the dispute continues, exclusive jurisdiction is attributed to the French courts.

Name, date and signature preceded by the words "read and agreed"