

# L'OCEAN DES LANDES !

*Location d' Appartements à Messanges entre Vieux Boucau et Moliets*

## INTERNAL RULES

The apartment you rent has a maximal capacity of 6 people + 2 babies.

It is divided, at the ground floor of a dining/living room/kitchen, a bathroom with toilets, and a bedroom and on the first floor, of a bedroom, a bathroom with toilets and a laundry.

The apartment is rented for a duration defined during the reservation, and for the price mentioned in the rental agreement.

### **I/- Identification of the lodger**

The person reserving the rent in a determined period is the "person in charge".

This person has to be at least 18-year-old and not be under guardianship.

The rent concluded between the parts cannot benefit , even partially in thirds, persons or institutions.

Any breach of this obligation may lead to the immediate termination of the rent with the wrongs of the lodger ; the product of the rent remains definitively acquired to the owner.

The subletting is strictly forbidden, even for free, at the risk of immediate termination of the contract, and subject to legal proceedings.

The rented premises are for temporary house and holidays, excluding any professional, commercial or craft activity of whatever nature.

### **II/- Access and traffic**

Ocean of Landes is opened all year long for vacation rental.

The circulation of the lodgers is free in the daytime and at night in the respect for the neighborhood.

#### **1) Means of access**

From your arrival, you are given a set of keys of the apartment.

The use of keys is strictly exclusive to the lodger, such as defined previously.

Keys can not be reproduced or given to whoever.

In case of loss or of degradation a new set of key will be charged by The Ocean of Landes to the lodger.

Only the owners of The Ocean of Landes can proceed to the installation or change the locks of the apartment. The access to the apartment and to the installations of The ocean of Landes(Moors) is only authorized for the people appearing on the rental agreement.

**Locationsudlandes**

1031 Chemin du Houdin ; route du Quartier Caliot ; 40 660 MESSANGES

locationsudlandes@gmail.com

Tel: 05 58 48 15 58

# L'OCEAN DES LANDES !

*Location d' Appartements à Messanges entre Vieux Boucau et Moliets*

Allowing exception authorized by the owner, nobody can have access to the apartment and to the installations of The Ocean of Landes if not a part of lodgers.

You have to close the doors, windows and gate, each time when leaving the apartment.

In case of failure to respect this instruction, you will be responsible of the thefts, damages and other damage to property which will be invoiced.

The owners will disclaim all liability in case of theft and damages of your personal objects.

## **2) Circulation**

Vehicles must be parked only in locations planned for that purpose

Parking are reserved for the vehicles of tourism in working order and insured

Thank you for parking bikes on parkings and please don't rest them along the walls.

Mechanics are forbidden on parkings, accesses, green spaces, lanes...

The car traffic is limited to 10 km / hour.

Horns and inconvenient tires squealing are prohibited.

## **III/- Respect and safety of the properties and the people**

The lodger makes a commitment in:

- No smoking in the apartment. Cigarette ends outside, must be collected.
- Maintain the apartment, return it clean and in good condition. Equipments must be in the place where they were upon the arrival of the lodger (such as on the photo supplied with the inventory of entrance).
- Do not receive or accommodate people foreign to the residence without agreement of the owners
- Do not make demonstrations or religious groupings.
- Respect the neighborhood by limiting the noise pollutions (especially from 22 hours) in particular by adjusting the sound of equipments (radio, television - Hi-fi equipment) and musical instruments.
- Do not move furniture and beddings outside of the house.
- Indicate any damages.

Are forbidden within The Ocean of Landes:

- Any act of violence and any verbal or physical harassment.
- The circulation under the influence of drink.

**Locationsudlandes**

1031 Chemin du Houdin ; route du Quartier Caliot ; 40 660 MESSANGES

locationsudlandes@gmail.com

Tel: 05 58 48 15 58

# L'OCEAN DES LANDES !

*Location d' Appartements à Messanges entre Vieux Boucau et Moliets*

- Bicycles or two wheels motorized in the apartments.
- The detention of dangerous or illicit objects.
- Any commercial act.

The lodgers are the guarantors of their own security. For the safety of the lodgers, it is formally forbidden to step over windows. **The access to the roof since the windows of the floor is STRICTLY forbidden. The owners will disclaim all liability in the event of infringement in this rule, in the case of an accident. Any degradation noticed further to the breach of this rule will lead the non-return of the complete guarantee.**

## **IV- Damages**

Any deterioration committed inside or outside of the apartment engages directly the responsibility of the occupants who will owe repair of damage undergone to the owner. For that purpose, will be established a current situation (inventory of fixtures) on arrival and departure of the lodgers. The lodger has to declare immediately any damage. The amount of the rehabilitation and repairs can be deducted from the guarantee in case of responsibility of the lodger.

## **V- Household waste**

Trash cans are at your disposal in the apartment, as well as waste sorting racks on the terrace.

You will have to empty lockers in the corresponding containers. A container for household waste is at your disposal in the entrance of the site. Containers are in free access " Chemin du Houdin " for the glass, cardboard boxes, plastics, papers and cans .

## **VI- Pets**

Pets are tolerated in the rented places as far as they do not cause disorders or complaints from the other lodgers and are not source of damages or of all kinds of nuisances for the rented places and surroundings. They can circulate outside of the accommodation only if they are kept on a lead. Animals must be tattooed, inoculated and possess a vaccination certificate up to date.

## **VII- Outer spaces**

Thank you for respecting the good state of the green spaces, the plantations, the flowers and the equipment of watering. Thank you for watching the regular watering of plant tubs situated on the terrace to maintain a pleasant outside atmosphere.

It is strictly forbidden to pitch a tent in the property.

It is forbidden to make of the fire on the property.

## **VIII- Swimming pool**

The swimming pool is reserved for the lodgers.

## **Locationsudlandes**

1031 Chemin du Houdin ; route du Quartier Caliot ; 40 660 MESSANGES

locationsudlandes@gmail.com

Tel: 05 58 48 15 58

# L'OCEAN DES LANDES !

*Location d' Appartements à Messanges entre Vieux Boucau et Moliets*

It is accessible during the opening hours only. Unmonitored swimming pool. For safety reasons, thank you for maintaining the gate closed. The children under age 12 must be necessarily accompanied with a responsible adult. Thank you for noting that at any time, the safety of the children falls to their parents, who are civilly and criminally responsible, even when they use the structures at their disposal .

## **HOUSE WORK MEMO when returning**

To return the apartment in the same state of cleanliness as in your entrance, thank you in advance to follow the instructions here below :

**Vacuum in the entire apartment and wash grounds**

**Windows and mirrors are not under your responsibility**

### **Kitchen / Living/ Dining room:**

- The dishes, the kitchen utensils, flat and other small equipments must be clean and arranged as indicated on the photo of the inventory of fixtures
- Clean, de-ice the frige and leave the door opened
- Empty the trash
- Clean the oven
- Clean cooktops with the supplied household product
- Clean the microwave oven
- Wash the ground and the baseboards
- Clean the tables
- Clean the dishwasher
- Clean the coffeepot and the toaster and empty the kettle
- Clean the kitchen sink, the work plan and the sideboards
- Empty the vacuum cleaner
- Empty and clean the lockers of sorting

### **The Rooms**

- Leave the mattress protections
- Arrange the top of bed at the bed end
- Check the state of cleanliness of the inside of cupboards as well as doors
- Wash the ground and the baseboards
- Check the contents and the cleanliness of night tables

### **The Bathrooms :**

- Clean the shower cubicle (door and walls)
- Empty the trash
- Clean the washbasin, check the inside of the cupboard
- Clean the toilets
- Wash the ground and the baseboards

**Locationsudlandes**

1031 Chemin du Houdin ; route du Quartier Caliot ; 40 660 MESSANGES

locationsudlandes@gmail.com

Tel: 05 58 48 15 58

# L'OCEAN DES LANDES !

*Location d' Appartements à Messanges entre Vieux Boucau et Moliets*

## **Laundry**

- Check and clean if necessary the washing machine
- Wash the ground and the baseboards

In case of return of the apartment not in compliance with the household-memo, we shall deduct the domestic expenses of your guarantee according to the following elements:

Broken dishes :	3€ per unit
Cooktops :	20€
Dishwasher :	20€
Broken slats of bed :	20€
Microwave oven :	30€
Oven:	60€
Fridge:	60€

## **Safety Sheet**

### *In case of fire:*

Warn fire brigades : 18  
Call the owners : 06.32.38.03.63 ou 06.70.21.54.82

### *In case of flood:*

Close the faucet situated in the cupboard of the room of the ground floor.

### *In case of power cut:*

Check the general circuit breaker in the cupboard situated between the bathroom and the room of the ground floor.

## **Locationsudlandes**

1031 Chemin du Houdin ; route du Quartier Caliot ; 40 660 MESSANGES

locationsudlandes@gmail.com

Tel: 05 58 48 15 58