

HDEMO 15 rue Lauriston 75116 Paris
R.C.S Paris B 449 454 909
Tel and Fax : + 33 1 53 70 84 57

Rental Conditions

1. Booking

A tentative booking will be held for 7 days after initial request. Bookings are confirmed upon receipt of a deposit of 50%

and signed booking form returned to us by mail or fax.

At this time a Confirmation/Invoice will be issued incorporating the rental fee, security deposit and the cost of any additional services requested, less the initial payment.

2. Payment of balance

The balance due reflected on the Confirmation/Invoice must be paid at least thirty (30) days before arrival. For bookings made within 4 weeks of arrival, the Client will be required to pay the full cost of his stay at the time of booking.

3. Security Deposit

The security deposit of \$600 is fully refundable.

The deposit should be made in cash or check in \$ or € upon arrival and must not be sent together with the final payment. If after completion of the inventory nothing is reported damaged, lost or broken, the security deposit will be returned to the Client upon checking out. If damages are recorded, the security deposit will be forwarded to the Client within 2 months, after deduction of repairs/replacement costs or supplementary cleaning resulting from an insufficient state of neatness. In case the payment is made through the online payment system of private-paris.com, it is not necessary to bring a deposit and the client allows HDEMO to input the cost of the damage on his credit card account after notification by HDEMO of the amount of the damage .

If the security deposit is insufficient, the Client undertakes to pay the additional costs before his departure.

4. Cancellation

In case of cancellation after acceptance of the booking, the following conditions will be applied:

- a) Cancellation more than 60 days before the beginning of the stay, full refund
- b) Cancellation more than 30 days before the beginning of the stay, 50% of the deposit will be refund
- c) Cancellation 30 days before arrival, no refund will be possible. You have the possibility to suggest us with a customer to replace you.
- d) Interruption stay: In case of anticipated interruption, and if the responsibility of the owner or its representative is not in question; no refund will be possible but the security deposit will be returned provided there are no damages to be reported upon checking out.
- e) In the case of a "no show" of the TENANT on the mentioned arrival date, and without any notification from the TENANT within the next 24 hours:
 - The contract will be considered as cancelled.
 - The OWNER will keep the safety deposit.
 - The OWNER may rent the apartment to other TENANTS.

We strongly encourage you to buy travel insurance at the time of booking in the event you must cancel and forfeit funds

(www.travelex-insurance.com)

Please note that in any case, if the apartment is re-rented, then we will refund you for each day which has been filled.

5. Alterations and Amendments

If the Client changes the dates, this becomes a new Rental Agreement, and therefore the cancellation conditions in section 4 will apply with the exception that if the apartment can be rented at the same rate, no cancellation fee will be charged.

6. Alterations and Cancellations made by us

Though it is unlikely we will have to make any changes to confirmed arrangements, in the event it does happen due to a situation beyond control, we will advise you at the earliest possible date and we reserve the right to locate a similar property. However, if this is not possible or if you do not wish to be transferred, we will cancel the booking and make a full refund immediately.

7. Apartment Capacity

The number of tenant may not exceed the sleeping capacity stipulated in the booking.

8. Pets

No pets are allowed in the apartments

9. Arrival and Departure Time

Unless otherwise indicated or without a clear agreement of HDEMO, the rental period shall begin at noon of arrival day and check out time is 10am of departure day.

10. Guaranteed Value

The price of stay is guaranteed during the acceptance of the booking. The water, electricity, heater , local phone usage and taxes are included.

11. Travel Insurance

The client is strongly recommended to arrange a comprehensive travel insurance policy (which can include cancellation coverage, such as www.travelex-insurance.com) and to have full coverage for the party's personal belongings, public liability etc, since these are not otherwise covered .

12. Damage Responsibilities

Under French law, renters are responsible for the property and its contents during their stay, and the liability is not limited to the amount of the security deposit. We encourage you to avoid unnecessary risks which could cause damage for which you can be held responsible.

We are committed to complete customer satisfaction. Our properties are checked regularly and all descriptions are made in good faith.

During the rental of the apartment, the OWNER reserves the right to carry out urgent work in the apartment (agreed to with the TENANT), without affecting the negotiated price. The TENANT agrees to allow the OWNER access into the apartment with prior notice of at least one day (except in cases of emergency), in order to accomplish these tasks.

HDEMO shall not be liable to the client for any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, plant, machinery or appliance in the property.

13. Cleaning

Clean bed linens and towels will be provided, and the property will be thoroughly cleaned prior to your arrival. For stays over 1 week, the apartment will be cleaned and linens changed at the end of each week.

14. Behaviour

The Client signing the Rental Agreement is responsible for correct and decent behaviour. Should the person or his/her party behave in an indecent or incorrect manner based on civilized standards, we may ask the person to vacate the apartment.

The Client also agrees not to act in any way that would cause disturbance to those residing in neighbouring properties, and to have noise from 10 PM to 7 AM.

The apartment is to be used only for personal use, and under no means is to be used for any professional purposes, or as a business unit or office. The client understands and accepts that the accommodation and services are only provided in the framework of a business or pleasure trip to Paris and that this is the principle underlying condition to the validation of this contract.

15. Liability

The use and occupancy of the property is entirely at the user's risk.

The client , a member of his group or a guest invited by him or by a member of his group agree not to hold HDEMO or the apartment owner responsible or liable for any acts or outcomes connected with the use and occupancy of the property, including but not limited to injuries, damage, losses from fire, theft and criminal activity.

16- Law

All contractual obligations arising out of these booking rental conditions shall be deemed to come into existence in Paris,

FRANCE, and be subject to French law and the exclusive jurisdiction of the Parisian courts.

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Booking Form - *print, complete and return this form with your deposit*

Name _____

Address _____

City/State/Zip _____

Tel. Home _ work _____

Fax Email _____

Property reference, _____

Vacation days _____

starting _____ ending _____

Please list all members in your party: indicate ages for those under 16.

Name Age

1. _____

2. _____

3. _____

4. _____

Total rental rate: € _

Amount of deposit: €

Declaration:

I declare that I am over 18 years of age and agree that this booking is made in accordance with the rental

conditions which I have read. I agree to be held responsible for the balance of the rental terms due and

payable in accordance with the rental conditions.

_____/_____

Signature Date