

Les Loges

1-Occupation of the rented apartment

The tenant will look after the rented premises and furnishings with due diligence. The tenant will ensure peace and quiet in the premises and will occupy them in accordance with their intended use. The premises are rented for a period that begins and ends on the dates and at the times indicated in the contract. The tenant, a signatory to this contract, may not under any circumstances assert any right to remain in the premises after the rental period. The rental agreement concluded between the parties to this contract may not under any circumstances benefit third parties without the consent of the owner. The tenant is obliged to report any disruption in the services provided. The tenant will refrain from bringing in any substances which may be hazardous for the safety of the building.

The tenant and his companions undertake not to commit any act which may disturb the other occupants of the building. The rules of joint ownership apply to the tenant. Should a complaint be made about disturbing the neighbours, the tenant bears sole liability. All damage, whether intentional or not, caused by the tenant during his stay will be billed to him. The owner may not be held liable for any disruption in the supply of water, electricity or telephone amenities, any theft of or damage to personal property and any nuisance due to neighbours.

2-Number of tenants

The number of persons occupying apartment must not under any circumstances exceed four adults and one child. This measure is intended to guarantee our clients the greatest possible comfort.

If the number of tenants exceeds the capacity indicated in the contract without prior agreement, the owner reserves the right to terminate the contract.

3-Animals

Animals are not permitted.

4-Payment of the rent

The reservation takes effect as soon as the owner receives from the tenant a deposit of 50% of the total amount of the rental. We will send you confirmation of your reservation.

- Deposit: The amount payable is 50% of the rental due for the period concerned.

The deposit may be paid by:

- Transfer

Account holder: JFC IMMO
FORTIS/ BNP PARIBAS Bank – B-5000 Namur - Belgium
IBAN: BE63 0015 9645 5908
BIC: GEBABEBB

- Credit card via the site

- Paypal

- Balance: The balance of the rental and payment for any additional services provided is due at the beginning of the stay and may be paid by bank transfer/credit card or in cash in euros. No key or code will be handed over without payment in full for your stay.

5-Price

The prices, given in euros, are inclusive of all taxes as well as residence insurance and cover the provision of the accommodation, including charges (water, electricity, heating, wi-fi Internet access, digital television), welcome pack, household and bathroom linen, electrical appliances, crockery. Cleaning service once a week.

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6-Cancellation

Any notice of cancellation must be sent by recorded delivery, fax or e-mail as soon as possible. Before entry, the deposit will remain the property of the owner. If the tenant fails to appear within 12 hours of the date of arrival, this contract will become null and void and the deposit will remain the property of the owner, who has access to the furnished accommodation.

No reimbursements will be granted for early departure. However, if this departure is due to a case of force majeure, you can cover yourself by taking out cancellation insurance. The contract will be terminated ipso jure, without any formalities and immediately, should the resident fail to fulfil any of his obligations or in the event of inappropriate behaviour likely to disrupt the stay of other occupants. The resident will have to leave the premises immediately and may be evicted if necessary with the assistance of the police or a security service.

7-Cancellations attributable to Les Loges

Should unforeseen incidents (fire - damage – break-in, etc.) render the apartment inaccessible, Les Loges undertakes to reimburse the whole of the amounts received. Les Loges may not under any circumstances be liable for any claims for compensation.

8-Inventory of fixtures and fittings

The inventory of the items and equipment contained in the furnished accommodation will be carried out jointly with the owner or his authorised representative for rental periods in excess of two weeks. For periods of less than two weeks, the tenant accepts the inventory below when making the on-line reservation.

Any complaints concerning the inventory and the cleanliness of the furnished accommodation must be made within four hours of the handing over of the keys. The rented apartment contains furniture in accordance with the description of the furnished accommodation.

The tenant will be liable for the items included in the inventory and will be obliged to reimburse the price of any items damaged and if necessary bear the cost of repairing them.

The tenant must report any damage or breakages that may occur during his stay. The tenant undertakes to return the furnished accommodation upon departure as clean as it was upon his arrival.

By accepting the general terms and conditions, the client agrees that his credit card may be debited for up to 30 days after the end of his stay. In the event of the theft of or damage to items forming part of the rented property, his card will be debited for the relevant amount. The hourly rate for non-standard repairs or cleaning is EUR 60/hour. Please find below the prices for the elements and accessories belonging to the rented premises:

A Sony flat screen with integrated DVD player: EUR 2000, a Samsung side-by-side refrigerator: EUR 1500, Nespresso coffee machine: EUR 125, lounge armchair: EUR 2000, lounge standard lamp: EUR 500, loom chair, each: EUR 150, carpet: EUR 180, Rops wall painting: EUR 2000, bathroom slide lamp: EUR 400, WC changing lamp: EUR 250, marble dust wall painting: EUR 2200, Belgacom box: EUR 150 euros, remote control: EUR 125, continental quilt: EUR 150, video entry phone: EUR 250, Mattys design baroque seat: EUR 400, kitchen accessories: EUR 10/each. A full description with photographs is available upon request before reservation.

9-Obligations

The apartment will be occupied for private purposes only. Under no circumstances may it be used for a commercial, craft or professional activity.

The tenant is obliged to abide by the rules and regulations of the building, among other things as regards noise. The apartment is strictly no smoking. This also applies in the communal areas.

Should a complaint be made regarding nuisance suffered by neighbours, the tenant bear sole liability. The tenant is obliged to return the apartment in the condition in which he found it.

The resident authorises the owner to enter the apartment to carry out the weekly cleaning.

The owner reserves the right to enter the rented premises in the interests of security or for the purpose of taking any emergency measures.

10-Disputes

Any disputes relating to the implementation of this contract fall under the jurisdiction of the courts of NAMUR