

General Terms of Villa Anabel

Making a reservation, Guest receive a Rental Confirmation/Invoice from Azur Star SARL requesting the transfer on the Villa Anabel have booked with Azure Star. This Rental Confirmation becomes a binding agreement transferring the rental fee; it states the terms and conditions concerning this villa rental between the lessee party (the “Guest”) and the leaser party, **Azur Star SARL (25 Avenue Gabriel Hanotaux, Roquebrune-Cap-Martin, 06190, France).**

Transferring payment in response to this invoice constitutes the acceptance and agreement to the terms, conditions, limitations and restrictions as set forth below.

Please contact us with any questions or concerns about these terms to us before you send your rental deposit or fee!

The subject of this lease agreement is the short term rent of **Villa Anabel** (25 Avenue Gabriel Hanotaux, Roquebrune-Cap-Martin, 06190, France).

Accommodation fee or rental fee is the price payable for using the villa within the check-in and check-out time indicated in the confirmation letter sent by Azur Star after the booking process.

Cleaning fee is the price of the service provided by the staff of the Villa.

Deposit is an amount of 20,000 - 50,000 EUR payable no latest then the check-in via cash, bank transfer or credit card.

Terms of accommodation

The minimum (payable) stay is 3 nights. Guest has the right to check-out earlier but the payable amount is the booked number of nights.

Cancellation policy

For a 50% refund of accommodation fees, cancellation must be made 60 full days prior to Villa's local check in time (or 3:00 PM if not specified) on the day of check in.

If the guest cancels less than 60 days in advance, the nights not spent are not refunded.

If guest arrives and decides to leave early, the nights not spent are not refunded.

Azur Star has right to cancel anytime the booking with 100% refund.

Check-in and check-out times

Guest must vacate the Villa no later than 11 a.m. of the check-out date, and the check-in time is 3 pm of the check-in date! The failure to check out of your villa at 11 am sharp may result in a \$250 penalty charged to Guest.

Check-in and check-out times are strictly enforced at our Villa. If you would like a later check-out time, you are required to check with Azur Star management during your stay, to see if another group is arriving the day you leave. If not, you might be able to stay on later into the afternoon at no charge, but you are required to get prior permission to stay later than the published check-out time.

Entry into villa

Azur Star or its staff may enter your villa to perform any repairs as necessary. As the Villa is on the market for sale, we reserve the right to allow the Villa to be shown. We will make every effort to schedule such brief showings at a time convenient to you, to respect your privacy, and not interrupt your stay.

Third party service providers and maintenance

Guests or their agents may not directly engage any third party service provider, such as caterers, private chef services, entertainers, repair workers or trades person to work on the premises of the Villa without the prior written approval of Azur Star.

Azur Star has right to enter, check the status and condition of the Villa, show the Villa for 3rd person without prior consultation with the Guest.

Azur Star has the right to make works in the Villa if necessary, make regular maintenance, repairing, construction work. Azur Star should be act with best effort to not disturb guest during his stay. In that case guest has no right to claim damages or any refund.

Azur Star shall make every effort to keep the Villa and its inventory in good working order. In case of a maintenance problem, Azur Star strive to repair the problem as soon as possible after being notified. Azur Star reserve the right to be allowed several hours (up to 24 hours) to cure a reported problem. However, no refund or rate adjustment shall be made for unforeseen mechanical failures such as the supply of electricity, internet service, water, pool filtration systems, air conditioning, television or cable service, appliances, etc. It is the Guest's obligation to report any problems or damage to their Villa immediately to Azur Star.

Guest has not right to claim any refund int that case if the air-condition, electricity, water or any other equipment or installation is not working or is not working properly in the Villa.

Guest has no right to claim any refund in that case if the villa cannot be used for any other reason, related with 3rd persons (such state, policy, authority).

Pet policy

Guest has no right to accommodate or allow to enter pets or other animals. A pet or evidence of a pet found in Villa will cause immediate eviction, and forfeiture of Guest's entire rent and deposit.

Capacity of the Villa

The total number of persons allowed in the villa at any one time is restricted to the number of persons scheduled and paid for, based on two persons per bedroom. Should a group misrepresent themselves, they will be required to pay for all excess persons immediately, or shall vacate the villa immediately, without refund. Exceptions to this Term are made only for infants under 24 months old at the time of travel; if sleeping in a baby crib and not occupying one of the villa's beds, then the infant is NOT included in the villa's total headcount, which determines the rental rate. Maximum capacity of the Villa is 6 x 2 people +3 infants under 2 years.

Quiet enjoyment and parties

Azur Star wishes to maintain a family atmosphere for the quiet enjoyment of Guests. We rent to family groups and responsible adults only; absolutely NO house parties, commercial uses or functions such as weddings are allowed without advance WRITTEN permission from Azur Star. Guests shall be sufficiently quiet and peaceful, so as not to disturb other residents of the neighbourhood, particularly after 10 pm at night. If Guest is found to have had a wedding or any sort of group gathering for more persons than officially scheduled and paid for at the villa, and/or without Azur Star's advance written permission, he is subject to forfeiture of his entire villa security deposit to the villa's owner, at the joint discretion of Azur Star and the Villa's owner.

Damages, prohibitions and deposit

Deposit is fully refundable within 45 to 60 days of the departure, provided there is no breakage, damage, missing items, no additional cleaning for villas left abnormally dirty and no other charges incurred before, during or after the stay, still outstanding. All normal utilities (except for careless or extremely excessive use of Villa's water and electricity supply) are included in the rental price. You hereby agree to pay Azur Star the cleaning or replacement costs for all damages to personal property or to the real estate, which may occur as a result of your occupancy, excluding normal wear and tear. Locked pantries and closets are reserved for the use of the villa owner and are not included in this rental. You as the Guest agree to take all reasonable steps to ensure that your family and other guests in your party adhere to the rules and regulations affecting your villa. The Villa is fully furnished, including an ample

supply of bed linens and towels for Guests' use. Rearranging the furniture or removing any items from the villa is prohibited.

Azur Star charge to Guest all the damages and deduct from the deposit, the amount is based upon the discretionary decision of Azur Star.

If during the stay the damages exceed the amount of the deposit, additionally it should be transferred at least 100% of the original deposit or the contract is breached and the Guest should live the Villa.

Prohibited using the furniture oiled, creamed or wet body.

Guest has no right to take outside of villa any equipment, statue, book, furniture etc.

Guest has not right to harm or make damages to the Villa itself, furniture, equipment etc.

Before using any equipment, swimming pool etc Guest should consult with the Villa staff. Nevertheless Azur Star has no responsibility for using the Villa, any equipment or installation, such as swimming pool, the garden, the bathrooms, kitchen etc.

If Guest have children in the villa, Guest hold the responsibility for the children.

According to the French law the fence of the swimming pool should be closed in any time.

Azur Star has no responsibility for any security issues, for cars and any personal belongings (such as clothes, jewellery etc).

Guest is responsible for his Villa during occupancy, must lock Villa's windows and doors securely at all times when not on the premises, and must exercise care in securing all personal property.

Drugs and hazardous materials

Guest and members of his party shall not use or permit to be brought into any villa any illegal substances, inflammable fluids (e.g., gasoline, kerosene, naphtha or benzene), or other explosives or articles deemed hazardous to life, limb or property.

Vine vault

There is a Vine vault in the Villa. Guest has no right to enter in the vault but can ask the Villa Staff to provide him any bottle from the vault. In that case Guest has to pay the bottle price indicated for each opened bottle.

Azur Star provide in-house staff, nevertheless the cleaning and maintenance service is provided as maximum 6 days a week and 7 hours a working day.

2016, Roquebrune-Cap-Martin, France

Azur Star SARL