
General Terms and Conditions and House Rules (GTC)

Villa Anabel

Gabriel Hanotaux 25, Roquebrune Cap Martin, France

Valid: 01/07/2025 – 31/12/2026

1. Applicability of GTC

By entering the premises, all persons explicitly accept and agree to the terms outlined in this General Terms and Conditions (GTC) document. No physical signature is necessary for these terms to be binding.

The Landlord may modify the GTC at any time at their sole discretion, without prior notice. In the event of changes, the latest version will supersede all previous versions, regardless of the original contract date.

2. Definitions & Access Rights

Landlord

The Landlord is **SPM 2020 SARL**, registered office at Gabriel Hanotaux 25, Roquebrune Cap Martin, France, authorized to rent and manage the property.

Registered Guest (RG)

The individual who books the property may become a Registered Guest (RG) under the following conditions:

- Provides a valid government-issued ID, home address, and email **prior to check-in**
- Cannot be substituted during the stay. If replaced, the new individual is classified as a Visitor.
- Has not been denied entry by the Landlord (which may occur at Landlord's discretion without justification)

Visitor (V)

Individuals invited by a Registered-Guest (RG) are considered Visitors (V) and may enter only with a **Visitor Pass (VP)**. Conditions:

- VP must be purchased **prior to entry**
- May not stay longer than 24 hours
- May only be on-site when an RG is present
- Must accept the current GTC and comply fully
- Accept joint and several liability for any damages, fines, or costs
- Entry can be denied by the Landlord at any time

Visitor Service Personnel (VSP)

Service providers (e.g. chefs, cleaner, trainer...) invited by RGs are treated as VSPs and may enter only under the following:

- Visitor Pass must be purchased in advance
- Must have insurance coverage:
 - €250,000 for damages
 - €2,500,000 for general liability
- Cannot be present without an RG
- Must comply with the GTC and Landlord instructions
- Must provide ID, contact details, and be pre-approved by Landlord
- Entry may be denied without justification

Visitor Pass (VP)

All non-Registered Guest (RG) individuals entering the premises must be covered by a Visitor Pass (VP). Each VP allows access for a certain number of people per 24-hour period (10:00 AM – 10:00 AM next day). Prices and extra deposits beyond the normal deposit are:

Pass Type	Max Persons	Daily Rate (€)	Deposit (€)
VP-5	5	1,250	2,500
VP-10	10	2,500	5,000
VP-25	25	12,500	15,000
VP-50	50	25,000	25,000
VP-75	75	37,500	35,000
VP-100	100	50,000	45,000

- 10% discount applies for multiple days (deposit remains the same)
- Any VP-25 and above qualifies as an **Event** and requires prior approval
- Entry is monitored via cameras and security
- Exceeding the allowed number without the appropriate VP results in guests being classified as **Unauthorized Persons (UP)**

Unauthorized Person (UP)

Anyone not classified as RG, V, VSP, or LP (Landlord's Personnel) is considered UP and is **not allowed on the property**. If a UP is knowingly present:

- Rental agreement may be terminated immediately (**ITERM**)
- A fine of €5,000 per person, per incident applies

- Camera footage or staff photographs serve as sufficient evidence

Delivery Personnel (DP)

DPs delivering small items (e.g. food, flowers, <10kg) may access **only the upper parking area**. They are strictly prohibited from entering the main premises (including garden and stairs). Violations result in DP being treated as a UP.

Landlord's Personnel (LP)

Authorized staff (e.g., housekeeping, gardening, security) may access all areas at any time, with minimal disruption. RGs and their guests must not obstruct LP activities.

External Maintenance

Contracted specialists (e.g., plumbers, electricians) have unrestricted access for necessary work. Landlord will notify Registered Guest (RG) in advance when possible, except in emergencies.

First Responders

Emergency personnel (ambulance, police, fire, security) must be given full cooperation and unrestricted access by all guests.

Official Persons

Government officials or parties authorized by the Landlord (e.g. tax inspectors, bank representatives, evaluator, realtor, potential future Tenant, or Buyer) may access the property when approved by the Landlord. RGs must not obstruct them.

Neighbors

There are four neighboring properties. RGs and Visitors must not disturb them at any time. Complaints may lead to ITERM.

Company as Tenant

A legal entity may be party to the contract, but only a **natural person** may be designated as Registered Guest (RG). Corporate employees must be registered individually to enter like RG.

Platforms

Whether the booking is made directly or through platforms (e.g. Airbnb, Booking.com), these GTC apply to all persons entering the property. Entry without GTC acceptance is not allowed.

3. Rental and Subletting

Subletting or renting the property part or full to third parties (including via Airbnb) is strictly forbidden. Any violation:

- Triggers ITERM
 - Incur a **€100,000 fine**
-

4. Nature of Use

Private Use

The villa is intended solely for high-end private vacation use. Misuse or overuse without prior approval incurs:

- €100,000 fine
- Immediate termination (ITERM)

Commercial Use

Not permitted unless authorized in writing. Violation incurs:

- €100,000 fine
- ITERM

Events

Defined as:

- More than 10 Visitors in addition to RG
- Or/and use of additional services (e.g., DJs, catering, musicians)

All events require **written Landlord approval** in advance. Unauthorized events:

- Trigger a €100,000 fine
 - Result in ITERM
-

5. Rent Fee & Refund Policy

- The **rent fee** is as paid per the platform or direct agreement
- Prices vary based on season and demand
- No refunds under any circumstances
- All amounts quoted are **exclusive of VAT**, if VAT becomes applicable, it is added on top
- In case of ITERM, **all paid amounts are forfeited**

6. Check-in/Check-out

Check-in

- Time: **From 16:00 on the first day**
- **No early check-in** without written approval
- Late check-in after 22:00 must be approved or will be deferred to 10:00 next day

Check-out

- Time: **Latest 10:00 (10 AM) on the last day**
- Property must be vacated, cleaned, and restored to original state
- Items left behind will be stored for 48 hours, then discarded or sold
- Unapproved late check-out incurs fees:

Late check out Hour Fee (€)

1st hour	500
2nd hour	2,500
3rd hour	5,000

- After 3 hours or upon ITERM, Landlord may:
 - Enter the property
 - Remove personal belongings
 - Switch off the electricity
 - Charge €10,000 **eviction fee**

7. Handover Process

At Check-in

- Keys and remotes will be left on the dining table
- 2 hours after check-in, RG must send video documentation (inventory + condition) to **sales1@silverus.com** via WeTransfer
- If not submitted, Landlord's records will be used as the reference

At Check-out

- Keys and remotes must be returned to the original location
 - Missing items incur a **€1,000 replacement fee**
-

8. Deposit

- Deposit must be paid **before check-in**
 - Default: **€500 per night × number of nights booked, but minimum 5000 euros**
 - Additional deposits for Visitor Pass are cumulative
 - Deposit is refundable within **30 days** after check-out
 - Deductions apply for:
 - Fines
 - Damages
 - Unpaid fees
 - Missing inventory
 - Any claim of Landlord
-

9. Payments

- **Platform bookings:** Payment through platform
 - **Direct bookings:** Wire transfer
 - Services, deposits: Payable by **wire, credit card, or cash**
 - Credit card payments incur **5% extra fee**
 - Crypto payments (BTC/ETH): Allowed only with **explicit approval** and **+10% fee**
-

10. Property Description

Villa Anabel includes two separate buildings and a surrounding garden:

- **Main Building**

4 bedrooms, 4 bathrooms, 1 guest toilet, kitchen, dining room, living room, corridors, and stairs. One laundry room is reserved for Registered Guest (RG).

A separate laundry/technical room with storage areas is exclusively for Landlord's Personnel (LP) use.

- **Secondary Building**

2 guest apartments are available for 'RG'.

2 staff apartments are reserved exclusively for 'LP'.

- **Other Areas**

- Wine cellar (access only by 'LP')
 - 2 parking spaces reserved for 'RG'
 - 1 parking space (car/scooter) reserved for 'LP' only
-

11. Tenant-Used Areas

The areas designated for 'RG', 'V', and 'VSP' are primarily for their use. 'LP' may access these spaces when needed, but should respect the privacy of guests as much as possible.

12. Restricted Areas (Reserved for 'LP' Only)

Access to the following areas is limited to 'LP':

- Main building: laundry/technical room and small storages
 - Secondary building: 2 staff apartments and technical room
 - Pool technical room
 - Wine cellar
 - 1 parking space (car/scooter)
-

13. Common Areas

Outdoor terraces, the garden, parking areas, and external staircases may be accessed by 'RG', 'V', 'VSP', 'LP', and authorized external service providers at any time.

14. Garden

- The garden is maintained continuously. Works may occur during your stay without compensation, even if this affects usage or causes noise.
 - Guests are kindly asked to respect the natural environment, including animals and vegetation.
 - Children under 14 must be supervised in the garden.
 - Damaging property or flora is not permitted.
 - Lighting is automatic and must not be tampered with.
 - Use of the garden is at your own risk.
-

15. Pool

- Use of the pool is at your own risk.
- No lifeguard is on duty. Children must be supervised.
- Running, diving, jumping or rough play is not allowed.
- Glass items are prohibited in the pool area.
- The pool is not heated.
- Pool chemicals may cause skin or eye irritation.
- Guests are responsible for any damage due to misuse.

16. Guest Laundry Room

- Use is permitted at your own risk.
- Machines must be used as instructed.
- Only personal-use laundry is permitted.
- Any misuse or damage is the responsibility of the guest.
- The room must be left clean after use.
- Availability may vary due to maintenance.

17. Staff Laundry

This area is for 'LP' only. Access is not permitted to RG, V, or VSP.

18. Toilets

- Only toilet paper may be flushed.
- Do not dispose of wipes, feminine hygiene products, food, or other items.
- Improper use may result in plumbing issues.
- RG will be responsible for repairs due to misuse.
- All Visitors must follow these guidelines.

19. Technical Rooms & Storages

Technical rooms and storage spaces marked for 'LP' are not accessible to RG, V, or VSP. These are for operational use only.

20. Parking & Gate Use

- Vehicle entry and parking are at your own risk.
 - Use is limited to authorized guests and service providers.
 - The gate must not be operated more than 5 times in 30 minutes or held open for over 2 minutes.
 - Malfunctions or delays may occur; the owner is not liable.
 - Gates should remain closed when not in use.
 - All vehicles must move slowly and give right of way to pedestrians.
-

21. Utilities

- Electricity, water, heating/cooling, and internet are included.
 - Normal use is expected. Costs exceeding €1,000/month may be charged to the tenant.
 - Interruptions may occur and do not entitle compensation.
 - Third-party utility providers are not under the Landlord's control.
-

22. Air Conditioning (AC)

- Use responsibly: keep doors and windows closed.
 - Continuous or improper use (set to lower than 21 celsius, or higher than 25 celsius) may cause malfunctions or extra costs.
 - AC performance may vary based on external conditions.
-

23. Water Usage

- Please conserve water where possible.
 - Use is limited to standard daily needs.
 - Filling pools or washing vehicles is not allowed without prior approval.
 - Misuse may result in charges.
-

24. Electricity Use

- High-power devices such as EV chargers, electric grills, heaters, or professional sound and light systems must not be used.
 - Event equipment must run on separate power sources.
 - Misuse may result in damage and associated repair costs.
 - Unauthorized use may lead to disconnection or/and ITERM.
-

25. Internet

- Internet is provided through a third party. Speed and availability may vary.
 - Not suitable for high-bandwidth or commercial use.
 - Illegal or inappropriate activity is not allowed.
 - No refunds are given for service interruptions.
-

26. Wi-Fi

- Up to 18 devices may be connected at once.

- The network name and password are available in the dining room.
 - Use is limited to general personal activities.
 - Network may be monitored for stability and security.
-

27. Security Cameras

- Outdoor surveillance is active in public areas only.
 - Cameras are not installed inside living spaces.
 - Footage may be stored temporarily and used for dispute resolution if needed.
 - Guests acknowledge and accept camera presence.
-

28. TVs & Speakers

- Indoor systems are for personal, non-commercial use.
 - No external speakers or devices may be connected without written approval.
 - Reasonable volume must be maintained, especially during quiet hours (between 12.30PM-15.00PM and 10 PM – 8 AM).
 - Equipment must not be moved outdoors.
 - Guests are responsible for damage due to misuse.
-

29. Lights & Switches

- Use lighting as intended.
 - Do not tamper with control systems, fuse boxes, or outdoor lighting timers.
 - Notify 'LP' of any lighting issues.
 - Turn off lights when not in use.
-

30. Eaves and Roof Edges

- These areas are off-limits.
 - Climbing or placing objects on eaves or roof edges is not permitted.
 - Misuse may result in damage or injury and ITERM.
 - Only authorized maintenance staff may access these zones.
-

31. Cleanliness & Maintenance Disclaimer

By renting and occupying the Property, the Registered Guest (RG) agrees to maintain cleanliness and order in accordance with the following:

- **Cleanliness Required:** The RG must keep all interior and exterior areas in a clean, hygienic, and orderly condition throughout the rental period.
 - **Appropriate Materials Only:** Only non-abrasive, non-damaging cleaning products and tools may be used. Harsh chemicals, corrosive materials, or improper cleaning methods are strictly prohibited.
 - **Daily Hygiene:** Regular cleaning is expected, especially in shared or sensitive areas such as kitchens, bathrooms, terraces, BBQ zones, and pool surroundings. Waste must be disposed of in accordance with the waste policy.
 - **Excessive Dirt or Neglect:** Excessively dirty or neglected conditions may result in extra cleaning fees, to be deducted from the Security Deposit.
 - **Violation & Termination:** Repeated or serious breaches of cleanliness obligations may result in immediate **ITRM** of the agreement, without refund.
 - **Laundry:** Under no circumstances may the Landlord's personnel or assigned cleaning company be requested or expected to wash or iron RG, V, or VSP's clothing.
-

32. Furniture Use

By occupying the Property, the RG agrees to the following:

- **Proper Use:** All furniture must be used only for its intended purpose. Standing, overloading, or misuse is prohibited.
 - **No Rearrangement:** Indoor furniture must remain in its original configuration. Garden/outdoor furniture must not be moved indoors.
 - **No Outside Furniture:** No external furniture may be brought in or existing furniture replaced without the Landlord's written consent.
 - **Outdoor Furniture:** All outdoor furniture must be covered using provided covers or stored safely when not in use, especially during rain, excessive sunlight, or overnight. **Non-compliance incurs a €10,000 fine.**
-

33. Liability for Damage

The RG assumes full responsibility for any damage, wear, or loss of furniture or property resulting from misuse, negligence, or violation of use policies. All repair or replacement costs (including management fees and unrented days due to the repair) may be charged to the RG or/and deducted from the Security Deposit.

34. External Service Providers

- The Landlord assumes **no liability** for any external service providers hired or recommended by the Tenant.
 - The RG is fully responsible for Visitors and contracts, conduct, and outcomes related to cleaning, catering, entertainment, transport, etc.
 - All external personnel must be **pre-registered as a Visitor-Service-Person (VSP)** with ID and approved in writing.
 - All external providers must adhere to the GTC and house rules.
-

35. Wine Vault

- **Access Restriction:** The wine vault is a private and high-value area. Unauthorized access is strictly prohibited.
 - **Liability:** Unauthorized entry results in full financial liability for damages or loss, including a €5,000 administrative fine per incident.
 - **Inventory Control:** The Tenant is responsible (pay) for any missing or altered bottles, based on Landlord's records. The prices are according to Landlord's price list.
 - **Security Surveillance:** The area may be monitored. Breach may result in **ITERM** of the agreement.
-

36. Utility Usage

- **Utility Cap:** Rental rates include utility usage up to €33/day.
 - **Excess Usage:** Any consumption exceeding this cap will be billed to the Tenant.
 - **Examples:** Unauthorized EV charging, excessive A/C or heating, or use of high-energy devices may be considered excess, which might result 5000 euro fine and **ITERM** too.
 - **Liability:** RG is responsible for ensuring all Visitors to comply with reasonable usage limits.
-

37. Compliance Notices

- **Notice to Comply:** Breaches of house rules may result in a formal written notice and a **€500 administrative charge per incident**.
 - **Common Violations** include unauthorized access, improper waste disposal, disturbances, or system tampering which results 5000 euro fine per occasion.
 - **Cumulative Effect:** Multiple violations may result in financial penalties and **ITERM** without refund.
-

38. Property Management Support

- **Hours:** Monday to Saturday, 09:00–18:00.
 - **Communication:** WhatsApp only; support available in English and French.
 - **After-Hours Support:** Charged at €150/hour (min. 1 hour) for non-urgent or extra requests requiring on-site presence.
 - **Availability:** Immediate response is not guaranteed.
-

39. Maintenance Disclaimer

- **Scheduled Maintenance:** Gardening, pool service, waste collection, and inspections may occur during the stay and may not be refused or rescheduled.
 - **Unscheduled Maintenance:** Emergency access (plumbing, electricity, safety) must be granted.
 - **No Entry Refusal:** Tenants may not block or delay access to maintenance staff.
 - **No Compensation:** No refund or compensation is offered for maintenance-related disturbances.
-

40. Security

- **Monitoring:** External surveillance cameras are installed and randomly monitored. This is not full-time surveillance.
 - **Rapid Response:** A contracted security company may enter without notice in case of emergency or threat.
 - **On-Site Security:** Mandatory for events or guests with **VP10 (and higher) access**. Entry must be actively monitored.
 - **External Security:** Must be pre-approved by the Landlord.
 - **No Landlord Liability:** The Landlord assumes no responsibility for security incidents or threats.
-

41. Access Control

- **Keys & Remotes:** Two sets provided. Lost or damaged keys or remotes incur a **€1000 fee**.
 - **CCTV:** Continuous video surveillance at entrances and public areas; recordings may be used to identify violations.
 - **ID Checks:** Any person on-site may be asked to present identification at any time. Refusal results in classification as an unauthorized person.
 - **Vehicle Access:** All vehicles must be pre-registered.
 - **Event Access:** Only pass holders may enter during events. Surpassing Visitor limits results in fees, **penalties or/and ITERM**.
-

42. Insurance Requirements

- **Landlord's Insurance:** Does not cover personal RG, V, VSP property or liabilities.
 - **Tenant's Insurance:** Strongly recommended. For events or 10 or more guests (VP10 and higher), **mandatory**:
 - Property damage: min. €500,000
 - Liability: min. €2,500,000
 - **No Landlord Responsibility** for loss or damage to personal belongings of any kind.
-

43. Media & Photography Disclaimer

- **Private Use Only:** All photo/video content must be for private use unless written permission is granted.
 - **Prohibited Use:**
 - Influencer or promotional content
 - Commercial or branded material
 - Offensive, negative, defamatory, or adult content
 - **Rights:** All media produced remains intellectual property of the Landlord, who may:
 - Demand deletion
 - Revoke rights at any time
 - Transfer legal claims
 - **Penalties:**
 - Unauthorized publication, or/and breaching the points above: **€100,000 per instance**
 - Serious breach: **€2,500,000 fine**
 - **Media Pass:** Required for commercial/media projects; subject to approval and fee.
-

44. Social Media Use

- **No Negative Content:** Posting or sharing critical, misleading, or damaging content (public or private) about the property, Landlord, LP or surroundings is prohibited.
 - **Applies to:**
 - Posts, stories, comments, hashtags, tags
 - Private groups or DMs
 - **Breach Penalty: €100,000 per violation** (each post or comment counts separately).
 - **Commercial Rules Apply:** Positive posts may not be used for commercial purposes without permission.
-

45. Noise & Disturbance

- **Quiet Hours:** 22:00–08:00 and 12:30–15:00 every day.
- **RG Responsibility:** All persons on-site must comply with noise limits.

- **Event Restrictions:** Music/sound systems require prior approval and may be restricted.
 - **Penalties:**
 - €5,000 per incident
 - **ITERM** of agreement without refund
 - **No Landlord Liability:** External disturbances are outside Landlord's control.
-

46. Waste & Garbage Policy

- **Regulatory Compliance:** Waste disposal must follow municipal rules.
 - **RG Obligations:**
 - Waste must be in standard 50L bags, tied securely.
 - All garbage must go to the back entrance, front of the small gate, inside.
 - **Storage & Cleanliness:**
 - No trash in hallways, terraces, or common areas.
 - Bin zone must remain clean and odor-free.
 - **Violations:** Minimum **€5,000 fine**, plus removal and cleaning costs.
-

47. Cleaning Obligations

- **Check-In:** The property will be cleaned before arrival.
 - **During Stay:**
 - RG must maintain daily cleanliness unless otherwise agreed in writing.
 - If uncleaned for 4 days, the Landlord's cleaning team may enter to do the cleaning for extra cleaning fee of 1000 euro.
 - **Check-Out:**
 - Unless a written cleaning agreement is in place, RG must clean the property before departure.
 - Failure to do so results in an automatic **€1,000 cleaning fee**.
 - **External Cleaners:** Only allowed with prior written approval and must be registered as a **Visitor-Service-Person (VSP)**.
 - Unauthorized cleaners are treated as Unauthorized Person and subject to penalties or/and **ITERM**.
-

48. Smoking:

Smoking is strictly prohibited in all areas of the property, any violation will result in a EUR 10,000 fine and immediate termination (ITERM).

49. Event Disclaimer – Terms for Approved Events

Any event held on the property must receive prior written approval from the Landlord. Once approved, the event is governed by the following mandatory terms, which form an integral part of the General Terms and Conditions (GTC). Non-compliance will trigger immediate penalties, including termination of the rental contract without refund.

Landlord Discretion & Conditions

- Approved events are subject to additional terms at the Landlord's sole discretion.
- Events must adhere to a pre-approved schedule and guest count.
- Additional fees, security deposits, and insurance may be required based on event scope.
- The booking must include the night before and after the event, with a minimum stay of **three (3) nights**.

Energy network Usage

- No devices (e.g. sound, lighting, or catering equipment) may be connected to the villa's electrical system.
- All additional power consumption must be supplied via external generators provided by RG.

Security & Oversight

- A licensed security guard, hired by the Registered Guest (RG), must be present from event setup to teardown.
- A traffic and gate manager must be present during the event at the parking area at the cost of RG.
- A Landlord-appointed Supervisor (paid by RG at €80/hour) must be on-site from first delivery to final departure. The Supervisor has the right to:
 - Approve or deny any aspect of the event (personnel, decorations, equipment).
 - Stop the event and cut electricity without notice in case of non-compliance.

Installations & Protection

- Only Supervisor-approved installations are allowed.
- All infrastructure must be safe, removable, and leave no residue or damage.
- Villa furnishings may only be moved with written approval.
- Surfaces and interiors must be protected at all times.

Waste, Cleaning & Equipment Use

- All event-related waste must be removed by **10:00 AM** the day after the event.
- The property must be fully cleaned by **10:00 AM** the following morning.
- Villa furnishings, tableware, kitchenware, and appliances (e.g. dishwasher, washing machine) may not be used during the event.
- Non compliance of these is resulting 5000 euro fee.

Access, Hygiene & Compliance

- Gates may only be operated in accordance with the GTC.
- No unauthorized persons (delivery, staff or guests) may enter beyond the parking area, otherwise will be classified as Visitor.
- All local regulations, hygiene, and food safety protocols must be strictly followed.

Communication & Responsibility

- RG is responsible for informing all Visitors and VSP and vendors of these terms.
- All damages must be reported immediately to the Supervisor or Landlord.

Visitor-Pass (VP) Requirement

- A Visitor-Pass (VP-25, VP-50, VP-75, or VP-100) is required for any event. The pass level corresponds to the **total number of individuals** on-site within any 24-hour period (including setup/cleanup crews).

Strict Prohibitions

- No connection to the villa's electrical system.
- No placing of objects or paint in the pool.
- Unauthorized use of the kitchen or appliances is forbidden.

Violations and Penalties

- Any breach will result in:
 - Immediate event shutdown
 - €100,000 fine
 - Disconnection of electricity
 - ITERM of rental without refund

By organizing or hosting an event, the RG confirms acceptance of these terms. The Landlord may amend conditions at any time without notice.

50. Possession and Access Disclaimer

No Transfer of Possession

The Tenant acknowledges that no ownership, tenancy, or possessory right is conferred. The Landlord retains full legal possession of the premises at all times.

Landlord's Right of Access

The Landlord, or authorized representatives, may access the property at any time, with or without notice, for:

- Maintenance, inspection, or repairs

- Emergencies
- Security or compliance checks

Right to Deny Entry

The Landlord reserves the right to deny access to any person, including the Registered Guest or Visitor, at their sole discretion and without explanation.

No Violation of Rights

Such access or denial is not a breach of privacy, quiet enjoyment, or any tenant right.

51. Delivery and Mail Disclaimer

Designated Delivery Zone

All deliveries must be received strictly at the parking area. Delivery personnel may not proceed past this zone (including the garden and stairs).

Unauthorized Entry

Any delivery personnel entering villa grounds will be deemed Unauthorized Guests (UG), subject to penalties accordingly.

No Mail or Packages

It is strictly prohibited to use the villa address for mail or parcel deliveries. Items delivered will be rejected and discarded without notification.

No Forwarding or Retrieval

The Landlord is not responsible for lost, delivered, or abandoned items and will not forward or return any packages after the Tenant's stay.

52. Transportation and Access (Taxi, Chauffeur, Ride Services)

Access Limitations

All transport services (e.g. taxis, chauffeurs, ride shares) may only enter the parking area (excluding the garden and stairs). Entry beyond this point is forbidden.

Unauthorized Entry

Drivers and personnel entering restricted areas will be considered Unauthorized Guests, incurring full liability for fine and penalties accordingly.

Tenant Responsibility

The Tenant is fully liable for:

- Ensuring proper access is followed
- Preventing traffic disruption or road blockages
- Ensuring transport personnel follow rules

Landlord Liability Waiver

The Landlord is not liable for any third-party transportation provider's conduct, damages, or misuse of the area.

53. Liabilities

Use at Own Risk

The Registered Guest (RG) assumes full risk for themselves, their Visitors (V), VSP, and personal belongings while on the property.

No Landlord Liability

The Landlord is not responsible for:

- Accidents, injuries, or illnesses
- Loss or theft of belongings
- Utility interruptions beyond control

Third-Party Services

All third-party service providers hired by the RG are the RG's responsibility.

RG's Responsibility and Liability

The RG is responsible for:

- Damages caused by themselves, guest, visitors (V, VSP), or vendors
- Proper, lawful, and safe use of the property
- Misuse or overuse of utilities/appliances
- Cleanliness, waste disposal, and property maintenance
- Promptly reporting issues to the Landlord

Damage Costs

Any RG related damage or excessive wear will be deducted from the security deposit and/or charged directly.

54. Privacy, Confidentiality & Legal Procedures

Confidentiality Obligation

Tenants and guests must maintain strict confidentiality regarding:

- Landlord identity and operations
- Property layout, design, and security
- Any internal knowledge gained during the stay

Implied NDA

By entering the premises, the Tenant agrees to a perpetual non-disclosure obligation.

Law Enforcement & Official Procedures

The Landlord is not liable for legal action, inspection, or governmental intervention related to the Registered Guest, Visitor, VSP, or DP. The Landlord may fully cooperate with authorities without notice.

Breach of Confidentiality

Any disclosure, publication, or social media post without permission of Landlord constitutes a breach and is subject to:

- A minimum €100,000 fine per occasion and ITERM
- Legal and damage costs

Third-Party Representation

Publicists, legal representatives, or media agents must receive prior written approval from the Landlord.

55. Modifications to GTC

The Landlord reserves the right to amend these general terms and conditions (GTC) at any time. Updates may be made for legal, operational, or safety reasons.

Continued use of the property after any such update implies acceptance by the RG. Where practical, the Landlord will provide reasonable notice.

56. Transfer of Rights and Claims Disclaimer

Landlord's Right to Assign

The Landlord may transfer, assign, sell, or delegate any and all rights, interests, and claims associated with the property or agreement at any time without notice.

Tenant Restrictions

Tenants may not transfer, assign, sublicense, or delegate any portion of their agreement - including rights of occupancy - without prior written Landlord approval.

Invalid Transfers

Any unauthorized attempt to transfer rights is null and void and may result in immediate termination of the rental and legal consequences.

Enforceability

This clause remains valid beyond termination of the rental and is binding on successors, representatives, and affiliates of both parties.

57. GDPR Compliance

Personal data collected during the booking process is processed confidentially and used exclusively for rental management. It will not be shared with third parties unless required by law or local authorities.

58. Governing Law

This agreement is governed exclusively by French law. Any disputes shall fall under the jurisdiction of the appropriate courts in France.

GTC Overview Summary - Non-Legal, just Visual

Rental Property – Key House Rules Overview (Points 1–61)

Security & Access

- No subletting or transfer
- Landlord may enter any time
- Guests/staff restricted to zones
- Deliveries only at parking area

Booking & Events

- Events require written approval
- Min. 3 nights for event stays
- Supervisor & security required
- Visitor Pass (VP-25 to VP-100) required based on headcount

Prohibitions

- No connecting to villa power
- No items in the pool
- No packages/mail to villa
- No unauthorized installations

Usage & Cleanliness

- Full event garbage removal by **10:00 AM next day**
- Property must be cleaned before check-out
- Villa furnishings may not be used during events

Liability & Responsibility

- RG liable for all damages
- RG must report all incidents
- RG liable for guests & vendors

Privacy, Media & Legal

- No photos/videos without approval
- NDA: No sharing of confidential info
- Fines for media policy breach

Check-In / Check-Out

- **Check-In:** After 16:00 (4 PM)
- **Check-Out:** Latest 10:00 (10 AM)
 - **Late check-out fee** applies

Visitor Policy

- All non-registered guests must be declared in advance, Visitor-Pass is always required
- Visitor-Pass (VP-25 to VP-100) is depending on **total persons on-site in 24hr**
- Applies to all crew, vendors, setup/cleanup teams included

Photo & Video Policy

- No filming, photography, interviews, or publications without **written permission**
 - Breach results in **minimum €100,000 fine** + damage + legal action
 - Social media posts require prior clearance from the Landlord
-

One-Page Summary - Fines, Fees & Penalties

 Type of Violation	 Penalty / Fee
 Event Rule Violation	€100,000 fine + Termination of rental + Power cut
 Unauthorized Power Use	€100,000 fine + electricity disconnection
 Supervisor Fee (event required)	€75/hour , paid by RG from setup to takedown
 Event Trash not Removed by 10:00	Additional waste removal charges + deposit deduction
 Premises Not Cleaned by Check-Out	Cleaning fee + possible deductions from deposit
 Unauthorized Guest/Delivery Entry	Full liability under access rules
 Mail/Packages Sent to Villa	Disposed immediately; no return or responsibility
 Damage to Property/Furnishings	Full cost of repair/replacement + possible deposit deduction
 Unauthorized Filming / Photo Use	Minimum €100,000 fine + legal & damage costs
 Late Check-Out	Fee applies depending on overstay length
 Unauthorized Transfer of Agreement	Contract void + legal consequences
 Transport Rule Violation (blocking roads)	Fines + full tenant liability for disruption or damage
