

SEASONAL LETTING AGREEMENT

Between the undersigned:

Surname First name

Address:

hereinafter referred to as the landlord,

and:

Surname First name

Address:

hereinafter referred to as the tenant,

A seasonal tenancy has been granted for the period from.....to.....

Rental property address:

Total rent: including property and service charges,
excluding charges for (*to be specified: electricity, gas, water, temporary residence tax, etc.*)

A 25% deposit has been paid by the tenant.

The balance of together with a guarantee deposit of is to be paid on the date on which the keys are handed over, i.e.

Enclosed herewith are the general terms and conditions of the tenancy (one copy of which is to be signed and returned), a descriptive inventory of the premises let and a map showing the location of the property.

Two original copies issued and signed at on theday of 20 ..

Landlord

Tenant

The signatories hereby declare that they have read and understand the above

GENERAL TERMS AND CONDITIONS

This property is let on standard terms and conditions legally applicable to such matters and in particular the terms stipulated below with which the tenant promises to comply, on penalty of payment of compensation or termination of this agreement as the authorized agent may see fit, without being entitled to demand any reduction in the total rent payable.

- a) The time of arrival shall normally be the afternoon of **Saturday**,day of20..
The time of departure shall normally be the morning of **Saturday**,day of20..
- b) In the event of cancellation:
- by the tenant:
 - one month or more prior to the first day of the tenancy, the tenant shall forfeit the whole of the amount of deposit paid,
 - less than one month prior to the first day of the tenancy, the tenant shall pay an additional penalty of the difference between the deposit paid and the total rent payable if such cancellation had not occurred.
 - by the landlord:
 - within seven days of cancellation the landlord shall pay the tenant a sum equivalent to double the amount of the deposit.
- c) If the tenant fails to give notice of late arrival and has not arrived four days after the scheduled date of arrival, the landlord shall be fully entitled to attempt to re-let the accommodation while reserving the right to claim against the tenant.
- c) The tenant shall be under an obligation to personally occupy the premises and to live in them "in a respectable manner" and to take due care of them. All fixtures and fittings are in good working order and no complaint regarding them made more than 24 hours after occupying the premises will be accepted. The tenant will be responsible for repairs made necessary by negligence, misuse or poor care during the tenancy. The tenant shall be under an obligation to ensure that no disturbance to neighbours arises through the actions or presence of the tenant or members of his or her family.
- d) The property is let fully furnished with cooking equipment, crockery, cutlery, glassware and pillows, as listed in the enclosed inventory. If appropriate, the owner or his or her representative shall be entitled to claim from the tenant on departure the cost of cleaning the property rented (a fixed amount of €), the full replacement cost of broken, cracked, chipped or damaged items, furniture and equipment and any such items showing abnormal wear and tear for the length of the tenancy, the cost of cleaning soiled blankets and covers, compensation for damage of any kind to curtains, wall-coverings, ceilings, rugs, mats, carpets, windows, bedding, etc.
- e) The tenant promises to take out insurance against tenancy risks (fire, water damage, etc.) The absence of insurance cover in the event of an insurable incident shall give rise to payment of damages and interest.
The landlord promises to insure the accommodation against tenancy risks on the tenant's behalf, the latter being under an obligation to inform the landlord, within 24 hours, of any insurable incident occurring in the accommodation, its outbuildings or ancillary facilities.
- f) The guarantee deposit shall be paid by cheque. It will be returned within 1 month at the latest after the departure of the tenant unless withheld.
- g) The tenant may not object to an inspection of the premises by the owner or his or her authorized representative when requested.

Landlord

Tenant

The signatories hereby declare that they have read and understand the above

DESCRIPTIVE INVENTORY

Address of the property let:
Town/City: Postcode:

Type of rental property: Apartment House Other.....

Year of construction:

Floor area of living accommodation:

Aspect:

Details of rooms + fixtures and fittings- Ground Floor:

Details of rooms + fixtures and fittings- First Floor:

Details of outbuildings and ancillary facilities that may be used by the tenant (garage, parking space, cellar, etc.):

Household linen supplied: Yes No

Heating: Yes No

Description of plot:

Location of rental property in relation to public transport and services (station, airport, motorway, hospital, etc.):