



Orient Bay Apartments

[www.orientbay-apartments.com](http://www.orientbay-apartments.com)

**The owners :**

DUFAUR Marion & SCHMITT Emmanuel - Apt 11 Sea Side Park, Parc de la Baie Orientale, St Martin

Email : [marion@sxmweb.com](mailto:marion@sxmweb.com) - Phone : 00590690 377440 or 0690377440

## Reservation and General Rental Agreement

### 1. To secure a reservation (deposit):

To book the requested property in accordance with the present agreement, the client (above 18 years old) agrees to send an initial payment of 30% of the rental in order to secure the booking, to the owner. This deposit will be accepted via a wire transfer or Paypal. Please note that payments by wire transfer are all in USD. The booking is considered final once the initial payment has been effectively received by The owner.

Reservations to be accompanied with a 30% rental deposit. Reservations shall be confirmed upon receipt of deposit.

From May 15th till December 22nd: 30 % of down payment

from December 19th till January 08th: 100 %

from January 5th till May 14th: 30 % of down payment

### 2. Acknowledgment:

Once we have received your initial payment, we will send you a rent receipt, with all the necessary information (apartment address, map , our representatives telephone numbers) and balance due information. We will also ask you to provide us information on your flight and arrival time (if already known).

### 3. Final Payment (balance):

The outstanding balance is due in full ONLY IN CASH at the time of check-in. For a payment in advance, you can pay by wire transfer NO LATER THAN 4 WEEKS BEFORE the arrival. You must inform us in advance of the day and time of their arrival. The length of stay of this contract can only be extended with the written agreement by the owner and for no longer than a period of three months.

Rental balance is due: 90 days prior to arrival from 19 December - 08 January

### 4. Prices:

Rental prices are guaranteed in euros or dollar from the time of your booking.

The rates are for 2 persons.

Extra person, up to 10years od, 30\$ per night and per person.

The net rate includes :

all applicable taxes as well as linens, towels (2 large, 2 medium, 1 beach towel per guest - extra towels and linens can be provided for extra cost : 30\$). For longer rentals ( up to 1 week) towels and linens will be changed weekly), standard kitchen utensils, electricity, water, cable Internet, TV and final cleaning.

The net rate excludes : above average use of electricity,(this just means to switch off the lights and air conditioning when you are not home.

### 5- Rules

We remind you that before the departure, you agree to leave the apartment in the same state of cleanliness as you found it. All debris, rubbish and discards are placed in dumpster, and soiled dishes are cleaned.

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**6- Special rates :**

The day of your departure, or during your stay, we reserve the right to keep :

Description	Fees
Rates for extra persons > 10 years old	30\$ per night and per person
Extra cleaning : cleaning + change linens + change towels	30\$
For 2 persons : 1h	50\$
From 3 to 4 persons : 2h	
Lost Key	100\$
Beach towels lost or damaged	30\$
Towels lost or damaged	30\$

**7. Cancellation:**

Your payment is non-refundable unless we are able to re-rent the apartment for your dates. If we are unable to re-rent the apartment for the said dates, we reserve the right to keep 100% of your deposit payment with the understanding that if we succeed in re-renting the apartment for said dates, we will refund your money. We will not be held responsible for cancellation for ANY REASON. Cancellation insurance is the renter's personal responsibility.

In case of cancellation, a percentage charge shall be kept back off the rental price. Conditions are as follows :  
Cancellation 45 days or more prior to scheduled arrival date : 25 % of rate shall be hold.  
Cancellation from 45 to 20 days prior to scheduled arrival date : 50% of rate shall be hold.  
Cancellation within 20 days prior to scheduled arrival date : Totality of the rental amount is due.  
All Peak Season (19 December - 8 January) bookings are definitely not refundable.

**8. Rental and Cancellation Insurance :**

The Owner reminds that according to the French Civil Code (article 1732), you are responsible in case of damage caused by fire, an explosion, robbery or flood in your rented holiday apartment. Therefore you must be covered by an insurance : either by your own liability insurance extended for holiday rental abroad.

**9. Check-in / Check-out :**

You are expected to arrive at 3:30PM, and to vacate at 10AM.