



RENTAL LEASE AGREEMENT

Date :

Between :

SmallVille SA

Located in Sion, Rue de Chippis 5

Hereinafter referred as the lessor, on the one hand,

And

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Domiciled

Passport / ID Card / Visa, number :

Hereinafter referred as the tenant, on the other hand,

It is agreed as follows :

Art. 1 – Description of the leased premises

A 27 square meter studio, furnished for one person with access to the gym, to the common kitchen.

The premises address: **Résidence Smallville, Route de Chippis 7, 1950 Sion.**

Art. 2 – Duration and rent

The monthly rent for the studio is fixed at CHF, payable in advance on the first of each month, internet access, TV channels, hot water, heating and electricity included.

The contract is concluded from to

Options:

Options	Monthly rent	Unique price	Agreement
2nd permanent tenant	100	100 (-a month)	
2nd occasional tenant	Nil	50	
2nd access card	20	30	
Car park	20	Nil	
Laundry card	Nil	20 (deposit) Load by 30 Chf	
Sleeping kit	20	20 (- a month)	
Bathroom kit	20	20 (- a month)	
TV	15	Nil	
Micro-wave	10	10 (- a month)	



Coffee maker	5	5 (- a month)	
Laundry service Cleaning bed sheets and towels once a week.	25	25	

Art. 3 - Security deposit:

A rental guarantee corresponding to two months' rent, ie the sum of CHF must be paid when taking possession of the accommodation and will be returned when the tenant leaves after an inventory.

Payment method:	-
Cash	
Transfer / Card	
Blocked account	
Surety company	

Art. 4 - Tenant's obligation:

1) At least 3 months before the end of the lease, the parties must notify each other in writing of their intentions regarding its termination or renewal and its new conditions. 2) The tenant agrees to pay the costs of the audiovisual license fee once a declaration of residence has been made to the residents' control.

3) The accommodation must be maintained on a regular basis and no disorder must be visible from the outside.

4) The waste must be placed in the bins provided for this purpose and not outside outside the door or in the shared kitchen (see kitchen regulations).

5) A certificate of liability insurance must be presented at least one week before moving in:
Choice of insurance company:

6) The tenant has the enjoyment of the outbuildings mentioned in art. 1, but may not use it for any purpose other than that for which they are intended. The tenant cannot share it with people outside the rental contract.

7) Any fights, threats or insults will result in the immediate dismissal of the troublemakers, and the loss of the deposit in full. Depending on the gravity of the facts, Smallville reserves the right to file a complaint. The tenant is fully responsible for the actions of his guests.



8) It is strictly forbidden to smoke inside the accommodation, smoking areas are available on each floor. A persistent smell of tobacco during the exit inventory will result in the loss of the deposit.

9) The use of illicit products is prohibited and can result in the immediate dismissal of the tenant with complete loss of the deposit.

10) The tenant is responsible for any damage occurring in the rented premises or in the building as a result of fault, negligence or improper use on his part.

Art. 5 – Anticipated termination

From the lessor:

- a) In case of non-payment of rent
- b) When the tenant violates the duty of care and consideration towards the neighbors and / or non-compliance with the rules of SmallVille.

From the lessee:

- a) When the description of the premises no longer corresponds to that of art. 1

Penalty grid in the event of early termination:

Remaining months	% of the deposit refunded
12	0 %
11	10 %
10	15 %
9	20 %
8	25 %
7	30 %
6	35 %
5	40 %
4	45 %
3	50 %
2	55 %
1	60 %



In case of non showing during the move-in appointment, the sum paid for the reservation will be lost in its entirety.

Art. 6 – Furniture or objects

Are included in the rental, the furniture and objects listed in an inventory recognized and signed by both parties when entering into possession. The tenant must keep them in good condition and return them at the end of the rental without any other damage than those resulting from normal use and time. No furniture can be removed from the premises, unless expressly requested by the lessor.

In the event of significant damage requiring replacement of the furniture, the cost of replacement will be borne by the tenant at the commercial rate including delivery costs.

Art. 7 - Check-in inventory

The accommodation must be left clean, otherwise Smallville SA will charge the cleaning fee (45 Chf per hour).

The absence during the inventory will result in the loss of 50% of the deposit and the evacuation of the remaining business by the staff of Smallville SA will be invoiced at 100 Chf per hour.

Art. 8 – General provisions

Subject to the contrary stipulations of the lease, the use of the rented premises and the furniture is governed by the Rental rules and practices of the canton of Valais. The provisions of the Federal Code of Obligations apply insofar as this lease and its annexes do not provide otherwise.

Art. 9 – Reservation of accommodation

To reserve the accommodation, the future tenant is asked to pay 1 month's rent to the Smallville bank account. This amount will be used as a deposit when taking possession of the apartment.

Bank : Banque Raiffeisen Sion et région

Bank's address : Rue de la gare 6, 1950 Sion

Account's name : Smallville SA

IBAN : CH77 8057 2000 0137 8160 8

Message : Booking + name

Made in 2 copies, in Sion,

On the



The Lessee

The Tenant SMALLVILLE SA

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