
TERMS AND CONDITIONS OF STAY AT THE ESCALE KENNEDY

GENERAL TERMS AND CONDITIONS AS OF SEPTEMBER 2023

Article 1 – Bookings

As part of a reservation, we will not be able to reserve a room for you without proof of the transfer of your rent in full.

We do not issue refunds for cancellations for any reason.

Article 2 – Arrival and departure conditions

2.1 - Arrival

Arrivals can take place anytime during the opening times below and must be booked with the concierge at least 48 hours before arrival:

- Weekdays **from 9am to 6pm**
- Saturdays **from 9am to 12pm**
- **No check in is available on Sundays or Bank Holidays.**

The day of your arrival at ESCALE KENNEDY, you will need to come with a deposit of 350€ cash (not cashed), bank transfer or credit card (see conditions cf. [3.3 – Deposit](#)) as well as the actual payment for your stay (proof of transfer) or payment the same day, by credit card or cash.

Keys will be provided after full payment of the rent and a deposit, paid by cheque, of 350€ and after a full inventory is carried out with both parties.

Customers will be asked to provide a valid proof of identity upon check-in. A copy of the latter will be kept until the end of the stay.

2.2 - Access to the establishment

The Digicode code allowing entry and exit of the hotel anytime of the day must not be shared with anyone who has not got a room booked at ESCALE KENNEDY.

Bedrooms can only be accessed day and night using the door with the Digicode.

The Digicode is regularly changed for security purposes and the new code will then be communicated to customers via emails or texts.

2.3 - Departure

Early departures must be communicated **in writing** (by email) to the concierge:

- with 15 days notice for monthly rentals.
- with 48h notice for weekly or fortnightly rentals.

Departures can take place anytime during the opening hours below and must be booked with the concierge at least 48 hours before departure:

- Weekdays **from 9am to 6.30pm**
- Saturdays **from 9am to 12pm**
- **No check out is available on Sundays or Bank Holidays.**

The bedrooms must be left **in the same state of cleanliness and tidiness** as on arrival:

- the room must be ventilated with no lingering odours (any smell will be sanctioned by a deduction of the deposit),
- the pillowcases, plaid and mattress protection, shower curtain and bath mat as well as rental sheets must be washed,
- the floors must be hoovered,
- the furniture and air vents must be dusted,
- the fridge must be defrosted and cleaned,
- the bathroom must be cleaned: sink and plug, toilet, shower/bath.

If the standard of cleanliness and tidiness is not as high as on arrival and as set out above, the ESCALE KENNEDY reserves the right to charge the customer a cleaning fee.

Article 3 – Prices

3.1 – Rents

The amount of the rent as well as the duration of accommodation can be found in the **Special Conditions**.

The rent will be paid on the 1st of each month in the form of:

- transfer, directly to the bank account of LES CELLIERS,
- by credit card (TPE center at reception),
- by cash.

As a reminder:

- **Every month must be paid in full.**
- **There is no pro rata.**
- **If you have an end date, your rental cannot be renewed at the end of this date.**
- If you have an end date and your stay straddles two months, you can benefit from the current rates.
- On the other hand, without an end date, you will have to pay for the nights until the end of the month started and pay on the 1st of the following month.

The following details must be added when carrying of the bank transfer to identify the payer:

Name / Room N°/ Rent for the month of...

Please be aware that any late departure (after 10am) will result in a late check-out charge of one night's additional accommodation charge (**45€/night**).

3.2 – Additional services

- **Linen rental:** 1 set of sheets (mattress cover and duvet cover), 2 pillowcases, 2 bath towels **20€/month**
- **Cleaning on request:** **30€** per service for a bedroom with shower room and **35€** for a bedroom with bathroom.
- **Laundry:** (mattress protector and cover, pillow protectors and cases, duvet cover, towels and bath mat) **15€** (1 white wash and 1 color wash)

Additional services (weekly cleaning) are offered to you by the Conciergerie who manages the establishment (see [Article 7 – Hours and services of the Conciergerie](#)).

3.3 – Deposit

A deposit of **350€** will be requested on the day of your entry into the establishment, in the form of bank transfer, cash or by credit card.

If the deposit comes from a third party:

- valid identity document (residence permit for foreigners),
- handwritten letter stating that they are acting as surety.

If the deposit is made by bank transfer, please specify: **Deposit / Name / Room number**

The deposit by bank transfer or credit card will be returned to you 8 working days after your departure.

To this end, please provide us with a bank details to make the transfer.

This deposit may be withheld in the event of damage to the room or its equipment as well as to any equipment provided to you.

Article 4 – Duration

This establishment **is not intended to be a primary residence**, 2 duration conditions are established depending on your situation.

4.1 – Professional missions / studies

9 months renewable for people studying or professional mission upon presentation of proof of address.

4.2 – Other situations

3 months (renewable once on a case-by-case basis) for people in another situation and who do not have a main residence.

Article 5 - Insurance

The company's insurance guarantees against fire risk, explosions, and water damage. It covers the building and its equipment.

The tenant must allow the concierge to visit the room to carry out any maintenance, repairs and safety checks anytime necessary.

The tenant must let the concierge of the ESCALE KENNEDY know of any damage or degradation noticed in the room that would require the hotel to carry out repairs.

If the tenant does not alert the concierge of any damage, then any repair cost will have to be paid by the tenant.

Article 6 - Use and operation of the establishment

6.1 – The rooms

- Equipment

The rooms are all equipped with:

- a bed,
- a fridge,
- a TV,
- an office,
- a bathroom (shower or bath) with private toilet,
- an individual box with your room number to store dry food.

- Hygiene

As part of a community life, tenants are asked to have proper hygiene.

The occupant must ensure himself:

- the upkeep of his room and keep it in a perfect state of cleanliness (every week: air the room, vacuum, clean the bathroom, etc.)
- regularly wash the pillows, mattress protector, blanket and bedspread as well as its linen and sheets.

In the event of persistent odors, we will be forced to disinfect and air the room for an indefinite period before being able to rent it out again.

It is therefore recalled that any damage to the room made available to you will result in a **deduction or even the collection of your entire deposit.**

6.2 – Communal spaces and equipment

Escale Kennedy provides you with:

- Free parking space (1 per tenant);
- Wi-Fi in communal spaces;
- Communal Kitchen: several hobs, microwaves, extractor fans, ovens, sinks and kitchen utensils;
- Bar area: toaster, 3 coffee makers (Nespresso, Tassimo, Dolce Gusto), 1 bean coffee machine (coin operated), 2 kettles, etc.;
- All the crockery necessary to prepare meals;
- Own plastic container with room number to store dry food;
- Dining room with tables and chairs for mealtimes;
- Lounge area: sofas, armchairs and tv corner with large tv screen.

Equipments available for tenants:

- vacuum cleaner, ironing tables and irons;
- small kettle, in the bedroom free on request;
- laundry room: washing machine and dryer (charges apply cf. [5.3 The laundry](#));
- bedding rental (20€ per month).

Only the upkeep of communal spaces is covered by the hotel.

6.3 – Conditions of use of common spaces

- The dining room:

Meals must be eaten in the dining room.

It is reminded that **it is FORBIDDEN to eat in the rooms.**

Remember to take a tray or placemat before you sit down and clean the table once your meal is over.

- The kitchen:

It is important that each roommate respects the rules displayed in the kitchen so that everyone can enjoy this space cleanly.

- Switch on the hood when cooking.
- Put a lid on your pots/pans.
- Clean after each use: utensils, hobs, ovens, microwaves and other objects that have been used.

- Wash, dry and put away your dishes.

In order to allow full disinfection of the kitchen, the latter can only be used from 5am to 11pm.

- The bar area:

The bar area can only be used by tenants and where tenants will be able to find all the crockery necessary for their meals to be taken in the dining room. There are also cafetieres and kettles available in this area.

- Common parts:

Tenants must be properly dressed and behave correctly when in the communal places. Tenants are encouraged to speak quietly to use their headphones using their phones, tablets or computers in communal areas. **Hands-free mode is STRICTLY PROHIBITED.**

It is possible to invite relatives: friends, family, colleagues in accordance with the rules mentioned in this document.

- Coworking room:

This room dedicated to coworking; teleworking is available to everyone.

You can use this room to work with colleagues or friends from outside in compliance with the rules mentioned in this document.

It is FORBIDDEN to eat there.

You are invited to use this room especially for your telephone conversations, especially after 10 p.m. to respect the silence in the bedroom area.

- The laundry:

A week planner with time slots is displayed on the door of the laundromat.

To reserve a time slot, check availability and reserve it with the concierge.

Reminder of prices: 5€ for ONE washing machine and 5€ for the dryer.

Payment for the machines must be made at the time of booking in cash, bank transfer or credit card.

A few tips for use:

- Remember to empty your pockets.
- Detergent is not provided, so remember to bring it.
- Usage reminder:
 - Tray 1: pre-wash product
 - Tray *: fabric softener
 - Tray 2: laundry
- If you need to do several washes, consider booking 2 time slots.
- After your visit, please vacuum the dryer filter.
- After use, please vacuum the dryer filter.

- The parking:

One parking space is allocated per resident.

It is IMPERATIVE to park in front of the building to avoid the spread of exhaust gases towards the bedrooms on the ground floor (except vehicle starting with electric).

It is also IMPERATIVE to respect the markings on the ground.

- The front desk:

Mail: it is possible to receive mail/parcels at this address, these will be left at reception.

The hotel shall not be liable for loss or damage of property left in the communal areas. In the event of something being forgotten or lost, any items that are found will be taken to the front desk. After departure, items left at the hotel can be requested to be sent to the tenant on condition that the correct postage fee is paid.

Everything that is in the rooms, communal areas and items and equipment available to tenants must be used with care and respect.

Article 7 - Things that are prohibited

- Number of persons per room

The number of people allowed in a room varies with the type of accommodation rented, the hotel reserves the right to refuse access to anyone when the quota of person per room is not respected.

- Smoking

We would like to remind you smoking is forbidden in all public places since January 2nd, 2008.

IT IS FORBIDDEN to smoke, vape or use chicha in the bedrooms for obvious security, comfort and cleaning reasons.

A dedicated space equipped with ash trays is available for smokers outside on the east-side of the building (entry/exit door and only in this area).

- Alcohol

Alcohol consumption within the ESCALE KENNEDY is regulated, as the establishment is not authorized to sell alcohol (no License 4).

If consumption is accepted as part of a meal, it is REQUIRED that all tenants maintain a correct attitude. Excessive alcohol consumption inducing aloud exchanges as well as harmful behaviors **CANNOT BE ACCEPTED.**

Any behavior that would disturb the calm and respectful atmosphere of our establishment will be sanctioned by an **EXCLUSION.**

- Narcotics or medication

It is **STRICTLY PROHIBITED** to consume or sell any illicit substances or other drugs that may cause an unacceptable attitude within our establishment under penalty of **IMMEDIATE EXCLUSION.**

- Storage

Any storage is **STRICTLY FORBIDDEN** prohibited in the rooms. Stored personal effects must be limited to those of daily use.

No personal effects should obstruct the good circulation in your room and this for the sake of fire safety.

- Flammable products

It is **STRICTLY FORBIDDEN** to light candles, incense or any other flammable substance in the rooms, for obvious reasons of fire safety.

- Waste management

The storage of garbage cans is **STRICTLY PROHIBITED** in the rooms. A black container is available outside the building, your bags have to be closed before depositing in there. You will also find sorting bins for glass and cardboard/plastic/aluminum in the kitchen.

- External persons

It is **FORBIDDEN** to communicate the Digicode code to people outside the ESCALE KENNEDY.

It is **FORBIDDEN** to bring in anyone who does not have the access code: unknown people, former roommate, delivery people, service providers*...

**Access to external companies must be subject to the prior agreement of the Management of ESCALE KENNEDY.*

- Proselytizing

No form of proselytising is allowed in the hotel, in the event of proselytising the hotel reserves the right to expel the tenant.

It is also forbidden to:

- sublet the room ;
- use any gas or electric devices in the room other than the ones already available such as the tv, the kettle and the fridge store any flammable substances near the radiators ;
- eat in the rooms ;
- keep pets ;
- cause any noise disturbance ;
- leave windows or doors open when not in the room ;
- hang anything that would affect the aesthetic of the hotel, such as hang washing out.

Article 8 – Concierge hours and services

The **S2C Concierge and Consulting - Daniel Dourthe** concierge service manages the establishment on behalf of the owner, Les Celliers.

He is the main point of contact with tenants.

Reminder of contact details for any exchange:

- Email: escalekennedy@gmail.com
- Phone: 06 13 52 35 35

Schedule

Monday to Friday from 9 a.m. to 7 p.m.

Saturday from 9 a.m. to 12:30 p.m.

The Concierge can be reached during these time slots.

Beyond these hours, if it is not an emergency, the concierge reserves the right to charge for its interventions.

Services

The concierge service manages the maintenance of the establishment: reception, customer relations, collections, management of the reservation schedule for laundry slots, cleaning, repairs.

In addition, it also offers additional services:

- **Weekly cleaning on request: 30€** per service for a bedroom with shower room and **35€** for a bedroom with bathroom.
- **Locksmith repair outside working hours: 20€** loan of key, change of lock: **70€**
- **Out-of-hours technical** interventions (water leak, deterioration of paintings, cleaning of linen, disinfection of the room or any other damage caused by poor maintenance by Tenants): **35€/hour**

Rates displayed at reception.

These services are billed in the name of **Concierge and Consulting**.

Article 9 - Termination clause

It is agreed that if the tenant does not respect these terms and conditions and including the late payment or no payment of the rent, the SARL LES CELLIERS will have the right to terminate the contract. This termination will occur after a formal notice or if the formal notice is ignored by the tenant for a period of 48 hours without the need to request a court order.

Moreover, if the terms and conditions are not respected and that the tenant's behaviour is deemed inappropriate, or under the influence of alcohol, narcotics or drugs, the hotel management reserves the right to terminate the contract immediately and without notice.

The tenant cannot avail himself of the legal provisions applicable in terms of residential leases, in particular as regards the maintenance in the premises.

Article 10 – Conditions for the closure of the establishment

In the event of closure of the establishment, tenants will be notified 2 months in advance (excluding administrative closure).

Article 11 – Jurisdiction

In the event of any contestation that leads to a tribunal, this must take place in the jurisdiction of the location of the rented building.

SPECIAL CONDITIONS

The validity of this contract corresponds to the length of the chosen rental options: monthly, fortnightly, or weekly and is renewable for a similar duration but **cannot be more than 9 consecutive months** as part of professional missions or studies (case by case).

It can be cancelled by both parties with a notice established according to the length of the chosen rental option.

Prices as September 1st, 2023 are:

	WEEK	15 DAYS	MONTH	NIGHT*
ROOM + SHOWER	240€	400€	640€	45€*
ROOM + BATH			670€	
DAYS NOTICE	48h	48h	15d	/

*Additional night rate to extend an existing rent.

It is possible to apply to the CAF for personal housing assistance.

EXCEPTIONAL CLAUSE

A guest can be invited to stay over under the conditions below:

- exceptional nature of these invitations, i.e. a few nights in the context of short-term visits, weekends.
- an additional **11€** per night will be charged.
- Inform the concierge of the ESCALE KENNEDY in order to not breach the contract and for obvious security reasons.

Our values:

One person's freedom ends where another's begins.

Mutual respect is the basis for true harmony.

"I confirm I have read the terms and conditions of stay and set out of the Escale Kennedy and accept them."

At:

Date:

Signature