

01 Parties

THE LANDLORD

Mrs Natea Tetuanui

Address of the house: PK 4.5, sea side, Maharepa, 98728

Paopao, Moorea, French Polynesia

Postal address: BP 2024, 98713 Papeete, Tahiti, French

Polynesia

tahitibh@gmail.com · +689 87 77 20 68

N° Tahiti (business ID): 157362

THE GUEST

Full name: _____

Address: _____

Phone: _____

Email: _____

ID document no.: _____

The guest stays at the property in person for the whole rental and is answerable for the people they bring.

02 The property

A detached wooden house on stilts, rented as a whole: 211 m² of living space, three bedrooms and a mezzanine open to the living room, with no door, 2 bathrooms, a 54 m² living room, an 18 m² equipped kitchen, a 42 m² deck, a massage room, a covered two-car garage and a garden on the lagoon.

The massage room is for the guest's exclusive use. The parking area, the access to the sea and the washing machine are shared with Rameha, the caretaker, who lives on site in the studio next to the garage; that studio is private.

Maximum capacity: 12 people, babies and children included. The mezzanine is needed to reach this capacity.

Minimum stay: two nights. Bed linen and towels are provided. End-of-stay cleaning is not included; it can be arranged on request, subject to Rameha's availability, at 1,800 XPF per hour. Rameha handles check-in, keys and check-out, and deals with any breakdown within twenty-four hours.

03 Dates and occupants

CHECK-IN	CHECK-OUT	NIGHTS	OCCUPANTS
on _____ from noon	on _____ before 10 am	_____	_____ people

List of occupants by name, with the ages of any minors:

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The rental ends automatically on the agreed date. It may only be extended by written agreement. It may not be transferred or sublet.

04 Price and payment

ITEM	AMOUNT	DUE
Rental — nights	 XPF	—
Municipal tourist tax — 60 XPF per adult per night (..... adults; children and babies exempt)	 XPF	with the balance
Total for the stay (rental + tourist tax)	 XPF	—
Advance payment — 30% of the rental price	 XPF	within seven days of this contract being signed by both parties
Balance — rest of the rental + tourist tax	 XPF	30 days before arrival

No payment is requested before this contract has been signed by both parties. The advance payment is transferred within seven days of both signatures; otherwise the dates are released. If arrival is less than thirty days after signing, the full amount for the stay is due at signing. Payments are made by bank transfer; the client's own bank charges are at their expense.

Sums paid on booking are an advance payment (*acompte*), not a holding deposit (*arrhes*). They are firmly binding on both parties; by way of exception, the landlord refunds them if the booking is cancelled more than sixty days before arrival, as set out in article 06. The agreed price is firm and does not change after signing. The tourist tax is collected by the landlord on behalf of the commune of Moorea-Maiao; it is due for adults only, children and babies being exempt, and the rate is the one in force on the dates of the stay. It is not part of the advance payment and is added to the balance.

05 Security deposit

The security deposit is 150,000 XPF. It is paid by bank transfer, requested seven days before arrival and must be received before moving in. It is returned within seven days of the check-out inspection, less any sums owed.

Any deduction is backed by the check-out inspection report, dated photographs and a quote or invoice. Without such evidence, the full amount is returned. The guest's liability is not limited to the amount of the deposit: any greater damage remains payable by the guest. The guest and the occupants are jointly and severally liable for damage caused during the stay.

06 Cancellation

CANCELLATION BY THE GUEST	AMOUNT KEPT BY THE LANDLORD
more than 60 days before arrival	none — advance payment refunded
60 to 30 days before arrival	the advance payment
less than 30 days before arrival, or no-show	the full price of the stay

If the landlord cancels, all sums paid are refunded within fourteen days. If a cyclone, an official closure or any other event of force majeure prevents the stay, the sums paid are refunded or carried over to new dates, at the guest's choice.

The guest is advised to take out cancellation insurance and to check that their insurance includes public liability cover valid in French Polynesia — many holiday-home policies stop at the borders of mainland France.

07 Inspection and house rules

A joint inspection report is drawn up and signed on arrival and on departure, with dated photographs.

The 2026 house rules and their watersports annex are attached to this contract and form an integral part of it. These rules are issued under article LP 15 of Country Law no. 2018-10 of 29 March 2018, as amended. The guest confirms having received and accepted them before booking. The outrigger canoe, kayaks and paddleboard are used after each adult user has signed the watersports annex and after a demonstration; no minor on board without an adult.

A party, more people staying than declared, a false statement about who the occupants are, or behaviour that puts people or the house at risk entitles the landlord to end the stay immediately, with no refund.

08 Governing law

This contract is governed by the law applicable in French Polynesia. The parties will seek to settle any dispute amicably; failing that, the courts of Papeete have jurisdiction.

09 Personal data

The data collected is used to manage the booking and the stay. Its recipients, retention periods and the guest’s rights are set out in the privacy policy published on the Tahiti Beach House website. The guest may ask for access, correction or deletion at tahitibh@gmail.com.

Signed at _____, on _____, in two copies.

The landlord

The guest — signature preceded by the words “read and approved”

Attachments: house rules · watersports annex · inspection report