



Agreement Form

Residential Lease Contract

Date of Agreement:

Lease start date:

1. The Parties Involved

- The Property Owner (Landlord):
- The Outgoing Person (Current Tenant/Host):
- The Incoming Person (Guest/Sublessee):

2. Property Details

Property Address:	
Original Lease Start Date:	
Original Lease End Date:	

3. Arrangement Checklist & Details

Please check the appropriate boxes and fill in the required fields:

A. Type of Arrangement	
Paid Sublease: The Incoming Person will pay rent to the Outgoing Person.	<input type="checkbox"/>
Free Hosting / Swap: The Incoming Person is hosted free of charge (or as part of a reciprocal home swap).	<input type="checkbox"/>

B. Stay Duration	
Start Date: [DD/MM/YYYY]	
End Date: [DD/MM/YYYY]	
Total Number of Days/Months: [Specify duration]	

C. Financial Terms	
Rent / Housing Fee: [Amount] € per Day / Month	
Security Deposit (if applicable): [Amount] € (To be returned at the end of the stay minus any verified damages)	
Note: By law, the sublease rent cannot exceed the rent paid by the Outgoing Person to the Owner.	

D. Mandatory Insurance	
Confirmed: The Incoming Person possesses valid Civil Liability Insurance (<i>Assurance Responsabilité Civile</i>) covering the exact dates of the stay.	<input type="checkbox"/>
Policy Number / Provider: [Insert Details]	

4. Terms & Conditions

By signing this document, all three parties explicitly agree to the following terms, which act as an addendum to the original lease:

1. Landlord's Authorization & Required Documents

- **Explicit Written Consent:** This signed agreement serves as the formal, written authorization from the Property Owner (Landlord) permitting the Outgoing Person (Main Tenant) to sublet all or part of the property.
- **Mandatory Disclosures:** In strict accordance with French law, the Outgoing Person must physically or digitally transmit two specific documents to the Incoming Person (Subtenant): a copy of this signed authorization from the landlord, and a full copy of the current, ongoing original lease.
- **Scope of Lease:** These legal dispositions apply equally whether the original accommodation is a furnished rental (*location meublée*) or unfurnished.

2. Financial Regulations & Rent Caps

- **Legal Rent Limit:** The monthly rent and utility charges billed to the Incoming Person for the sublease cannot, under any circumstances, exceed the proportional price per square meter of the rent and charges paid by the Outgoing Person for their own accommodation.
- **Payment Flow:** The Incoming Person is legally obligated to pay the agreed-upon sublease fee directly to the Outgoing Person. Concurrently, the Outgoing Person remains fully responsible for paying the original monthly rent directly to the Property Owner, regardless of any payment delays from the Incoming Person.

3. Liability and Insurance

- **Primary Tenant Responsibility:** The Outgoing Person formally acknowledges that, in their capacity as the principal tenant, they are completely responsible for the subtenant. They answer directly to the Property Owner for any damages or breaches of contract caused by the Incoming Person.
- **Mandatory Insurance:** To mitigate the above risk, the Incoming Person must hold an active Civil Liability Insurance (*Assurance Responsabilité Civile*) covering the exact dates of the stay.

4. Subordination to the Original Lease

- **Contractual Hierarchy:** This tripartite agreement is entirely subordinate to the primary lease agreement signed between the Property Owner and the Outgoing Person. The Incoming Person agrees to respect all rules, building regulations, and usage restrictions outlined in that original lease.
- **Duration Limits:** The duration of this sublease cannot exceed the remaining duration of the original lease. The arrangement automatically terminates on the agreed-upon End Date, and the Incoming Person possesses no legal right to remain on the premises thereafter.

5. LuluHives Role & Disclaimer

- **LuluHives' Capacity:** LuluHives acts solely as a verified, peer-to-peer matching network. It is not a real estate agency, property manager, or a direct party to this contract, and bears no liability regarding rent collection, property condition, or dispute resolution.
- **Platform Mandate:** Although it is a non-party, LuluHives strictly mandates the execution of this contract. Once a match is made, the platform requires this document to be fully signed by

all three parties. Without this completed agreement, the arrangement is not legally

Rules (Optional)

List rules, like pet policy, smoking restrictions, etc, in a list format.

Signatures

**The Property Owner
(Landlord)**

Date:

**The Outgoing Person
(Current Tenant/Host)**

Date:

**The Incoming Person
(Guest/Sublessee)**

Date: