

# CRITERIA

## CATEGORY: 1 KEY

House or flat for the exclusive use of tenants with no passage by the Landlord or other tenants.

### EXTERIOR

Roofing of traditional materials used in the region (tiles, slates, etc.) in good condition.

The frontage blends with local architecture, and the surroundings of the building are clean and unencumbered.

The access is suitable for wheeled traffic.

### OPENINGS

Sufficient ventilation and natural light for all occupied rooms. One window to the outside for each "habitable" room (internal rooms with no opening to the outside, or insufficient ventilation and natural light do not count as "habitable"), except for sleeping areas (room without openings, furnished with beds 90 cm wide, or 80 cm for bedsits and flats):

- Alcove curtained off from living area
- Cabin separate from the living area with an outside door.

Permanent partitions between rooms.

### FLOORS

Floors are in good condition, of materials easy to maintain, soundproof and waterproof (parquet, tiling, plastic flooring, paving, carpet, etc.) Cement or asphalt flooring is not allowed.

### WALLS AND CEILINGS

Walls and ceilings are faced with materials such as painted plaster, paint, wallpaper, fabric, panelling, plastic, ceramics, carpeting. They are weatherproof and in good condition. They are reasonably soundproof.

Exposed woodwork is acceptable if it is cleanable and insulates well.

Ceiling heights are at least 2.20 metres, and 1.80 metres in attics.

### WATER

Hot and cold water must be available at all times for all equipment. The volume of hot water available per day is appropriate for the rented property's stated capacity, i.e., at least 40 litres per person per day, or a continuous production of hot water.

### ELECTRICITY

The Landlord is legally responsible for compliance with electrical standards.

All rooms are connected to the power supply. Each room must have at least one point and one or more lights to a total power of 15 watts per square metre or equivalent.

The fuse box must be freely accessible.

### HEATING

The rented property must contain some means of heating each room (central, electric, individual or collective) ensuring a minimum temperature of 19°C during the rental period.

In French overseas possessions, stand-alone or ceiling fans are compulsory for each room.

### WINDOW CLOSURES

The windows of sleeping areas must have external lightproof blinds or shutters, or lightproof curtains. Windows overlooked by other windows must have net curtains or frosted glass.

### FURNITURE

In good condition, clean, matching, with wardrobes, chests of drawers, cupboards, tables, chairs, armchairs, couches, sideboards, bedside lights, stools, bedside tables appropriate to the stated number of tenants.

### CUPBOARDS

For two persons: 2.5 cubic metres. For each extra person: 1 cubic metre.

### PARKING

Parking for tenants' vehicle is available near the property.

### OUTSIDE FACILITIES

Where appropriate, the rented property includes a garden set with a parasol (unless there is natural shade), and lighting for the dining area.

### ENTRANCE AREA

The entrance has a doormat.

### KITCHEN OR KITCHENETTE

Must be fitted with a ventilation system.

Storage areas appropriate to the number of tenants.

Equipment must include:

- Two- or three-hob cooker for properties with fewer than 5 tenants.
- Mini-oven for properties with fewer than 3 tenants.

- Extractor hood for bed-sits.
- Sink
- Mixer tap
- Wooden or plastic draining board (if no dishwasher)
- Pressure cooker
- Electric coffee-maker
- Salad drier
- Refrigerator (140 litres for no more than four or five persons)
- Kitchen utensils and crockery in perfect condition, unchipped, matching, two sets per person.

Knives and forks are matching, of sufficient quantity and quality (no aluminium or plastic).

### **LIVING AREAS**

Dining area adjacent to or separate from the kitchen, with a table and chairs in perfect condition, appropriate for the number of tenants.

### **FIREPLACE**

If there is one, restored as far as possible and in working condition, insert allowed other than wood-burning.

### **WASHING FACILITIES**

Separate, inside the property, closed by a full-length door and partition, and must be fitted with ventilation system (window, extractor fan, ventilation grille, etc.).

If there are more than 6 tenants, two washing or bathing facilities, one of which is separate.

Fittings

- Shower or short bath without screen, or bath-cum-shower.
- Mixer-tap washbasin.
- Permanent soap-holder by shower
- Towel-holder on wall
- Mirror
- Horizontal surface
- Bathroom bin
- Coat hook
- Point for electric razor
- Light over washbasin

### **WC**

Inside the property, separate or in bathroom, must in all cases be fitted with ventilation system and utensils (flush, brush, lid, toilet roll holder).

Extractor fan compulsory for bedsits.

### **BEDROOMS**

Single beds must be at least 90 cm wide and 190 cm long.

Twin bunk beds 80cm wide are allowed.

Double beds must be at least 140 cm wide and 190 cm long.

Except for bedsits, bedrooms must be separated from the living area by a full-length door and partition, with direct ventilation.

- alcoves by a curtain,
- cabins by a door.

### **BEDDING**

Mattresses and bases are clean and in perfect condition, covered by undersheets.

Mattresses are of good quality and in perfect condition; metal and horsehair bases are not allowed.

One coverlet and two blankets or a quilt at least per bed, (in southern France, outside mountain areas, only one blanket per bed is required during the summer months).

One bolster or pillow per person.

One bedside table per person or a single bedside table between twin beds.

Clothes rail with hangers.

All bedrooms have natural ventilation (window, roof light).

When shutters, blinds or curtains are closed, all outside light is excluded.

Extra beds are of good quality and in perfect condition.

In French overseas possessions, one mosquito net per bed is recommended.

### **HOUSEHOLD MAINTENANCE**

- Iron and ironing underlay
- Vacuum cleaner (if there is carpeting)
- Internal clothes-horse or line
- Approved dustbin (not a bucket)
- Broom, bucket, dustpan, mop
- Cleaning materials are recommended

## **ADDITIONAL SERVICES**

- On request, hire of household and bathroom linen.

Compulsory:

- Fact sheet of useful information and emergency services
- Tourist material, such as brochures
- For flats, a lift above the second floor.

## **CATEGORY: 2 KEYS**

In addition to all the criteria in Category 1 Key:

### **EXTERIOR**

Flats have a balcony or terrace with outside light.

- Barbecue (unless locally prohibited)

### **OPENINGS**

Habitable rooms are ventilated by fresh air and have enough openings to ensure sufficient natural light.

### **ENTRANCE**

- Hat stand or coat rack

### **KITCHEN OR KITCHENETTE**

- Extractor hood.
- Full-size oven for more than two persons.
- Washing machine shared with Landlord or other tenants.

### **LIVING AREAS**

- Television socket.
- One armchair and/or couch (according to number of persons).
- Coffee table.

### **WASHING FACILITIES**

Include

- Shower with curtain or bath with shower.
- Extractor fan.

### **HOUSEHOLD MAINTENANCE**

- Iron and ironing board

### **BEDROOMS**

Except for bedsits, the master bedroom is quite separate with a double bed (140 x 190 cm) or twin beds (90 x 190 cm). In bedsits and flats, minimum bed width may be 80 cm.

Wardrobe and storage area with door:

- for 2 persons: 3 cubic metres
- each extra person: 1 cubic metre

In French overseas possessions, one mosquito net per bed must be provided on request.

Main light can be turned off from the bed.

Sheets may be hired on request.

## **CATEGORY: 3 KEYS**

In addition to all the criteria in Category 2 Keys:

The property possesses tasteful furniture of one style matching decoration and wall and floor coverings.

### **EXTERIOR**

Houses possess a courtyard or outside area of at least 50 square metres.

The outside area is reserved for tenants, landscaped and with flowers.

### **PARKING**

Space reserved for tenants, but not protected.

### **KITCHEN**

Kitchen is separate, or open-style, or included in the living room and in excellent condition.

It includes:

- Extractor fan
- 4 electric or gas hobs
- Oven
- Microwave
- Double sink
- Dish-washer 8 place settings (if more than 4 persons)
- 3 sets of crockery per person
- Food processor
- Fridge-freezer
- Washing machine
- Toaster, electric carving knife, *raclette* grill, etc.

### **HOUSEHOLD MAINTENANCE**

- Cleaning materials

### **WC**

For more than 6 persons, 2 WCs in the property, of which one separate.

### **WASHING FACILITIES**

Include

- Shower with plastic or glass screen
- Ceiling light
- Fan heater in all seasons

## **BEDROOMS**

- One upright chair or armchair per room
- Net curtains or lined curtains

## **EXTRA SERVICES**

- Colour television compulsory
- Telephone for short period or restricted use
- Air conditioning throughout (French overseas possessions) or attics only.
- Paid cleaning service available on request.

## **CATEGORY: 4 KEYS**

In addition to all the criteria in Category 3 Keys:

All rooms have direct fresh air ventilation: entrance, kitchen, dining room, living room, bathroom, WC, bedrooms, etc.

Decoration and style demonstrate harmony, luxury and quality.

## **EXTERIOR**

Flats possess an enclosed balcony, terrace, etc. of at least 9 square metres.

Houses must possess a shaded garden suitable for leisure:

- Paved terrace or special outside area
- High-quality garden set (e.g., teak, wrought iron), with loungers and other furniture
- Swimming pool or equivalent which may be shared with the Landlord or other tenants.

Attractive view from property.

Main rooms have abundant natural light and are sunny.

## **PARKING**

Covered private or enclosed secure parking area.

## **KITCHEN**

Window ventilation.

- Dish washer 12 place settings (if more than 6 persons)
- Tumble drier
- Freezer or fridge-freezer

## **HOUSEHOLD MAINTENANCE**

- Vacuum cleaner

## **LIVING AREAS**

Separate living room other than main room.

## **WC**

Window ventilation

## **WASHING FACILITIES**

- Two bathrooms or cloakrooms (one separate if more than 6 persons)
- Bath with shower partition in excellent condition
- Single-lever mixer tap
- Halogen-type quality lighting

## **BEDROOMS**

Master bedroom has television socket.

No more than one double bed or two twin beds per room.

Beds are large: 160 x 200 cm.

Wardrobe with hangers.

## **EXTRA SERVICES**

- Well-organised folder with tourist material
- Hi-fi equipment
- Board games

## **CATEGORY: 5 KEYS**

In addition to all the criteria in Category 4 Keys:

## **EXTERIOR**

Detached house with enclosed garden on all sides.

Swimming pool or equivalent is reserved for tenants only.

## **KITCHEN**

Separate from living room.

- Single-lever mixer taps

## **BATHROOM**

- Heated towel rail

## **BEDROOMS**

Master bedroom has colour television.

Sheets are included in rental price.

At least one bedroom has private WC.

## **EXTRA SERVICES**

- Video recorder
- Sheets and towels provided
- Final house-cleaning included in rental price

## CRITERIA PRECLUDING CLASSIFICATION

- Signs of damp or mould
- Insufficient or no natural light during day
- Shared landing
- Poor room access: e.g., bathroom or WC beyond kitchen (except for bedsits), outside WC.
- Metal or horsehair bed bases.
- Difficult access for private car at any season.
- Environment unsuitable for holidays (noise, smell, lack of privacy, easements, etc.)
- No ventilation in any room.
- No floor covering (bare concrete, cement).
- Insufficient surface area.
- Rooms in flats must not be served by single landing.

## SURFACE AREAS: ALL CATEGORIES

The habitable area must be proportionate to the stated rental capacity, excluding washing areas and toilets, including kitchen or kitchenette:

I/ Single room for two persons

- 1 key 12 square metres
- 2 keys 14 square metres
- 3 keys 16 square metres
- 4 keys 18 square metres
- 5 keys 24 square metres

Children under 5 are not counted.

II/ Each extra room

- 1 key 7 square metres
- 2 keys 8 square metres
- 3 keys 9 square metres
- 4 keys 10 square metres
- 5 keys 12 square metres

Only rooms of at least 7 square metres are counted as extra rooms; above 7 square metres, an extra room may be smaller on condition the total area of habitable rooms complies with the total required for the given category.

III/ Per bed above two for rental property (maximum 2 extra beds per habitable room):

All categories 3 square metres

A bed is deemed to be for one person.

These criteria from the *Clévacances* charter, together with the key classification, provide an indication of the facilities in the rental property. They are given for information only, and may vary according to the type of accommodation or features specific to a region of France.

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