

REGULATION FOR SEASONAL LEASE

GENERAL CONDITIONS

- 1) The lease is strictly personal. Sublocation or assignment to third parties in any form is prohibited. The number of paid beds must be strictly respected. Every non-compliance will result in a penalty payment, equal to 30% of the agreed rent.
- 2) The payment of the balance must be done strictly upon delivery of the keys of the rented apartment, by means of a traceable method (bank check, bank transfer).
- 3) A deposit must be paid, if required, from € 150.00 to € 450.00 (depending on the real estate solution) for weekly rentals; the security deposit is intended as non-interest bearing. The security deposit will be returned at the end of the lease, subject to reimbursement for any damage caused to the apartment and common facilities. If at the time of departure there should be significant damage inside the apartment for which the sum paid as a deposit is not sufficient, further compensation will be required.
- 4) The rental price includes the stay at the equipped and furnished accommodation unit, the consumption of electricity, water, gas, final cleaning, Wi-Fi ADSL internet access if they are present.
- 5) The property is rented equipped with crockery and blankets; It will be your responsibility to provide you with bed linen (pillow case, sheets), bath towels (towels, bathrobe ..) and kitchen towels (tablecloth, dishcloths etc.).
- 6) The parties acknowledge that this leasing relationship is excluded from the discipline of Law 329/78 art. 26, lett. a - and subsequent amendments, both as regards the duration, both as regards the fee and the other related standards, as it is expressly and exclusively aimed at satisfying the renter's housing needs of a purely transitory nature, with the exclusion of use for reasons for study and work; therefore the contractual relationship will expire at the natural term included in the contract. The tenant, under penalty of termination of the contract, declares that the apartment will be used exclusively as a holiday home and not for study or work reasons, placing him, in another municipality, another property where he actually resides and is domiciled.
- 7) Acts that harm the personnel, the structure as a whole or the quiet life will not be tolerated.
- 8) It is forbidden to disturb the peace after 10 pm and in any case to behave in a way that annoys the residents.
- 9) Pets are generally not allowed. However in some lodgings are accepted, only on specific request and confirmation. Therefore, the conductors are invited to always report their presence, so as not to have unpleasant waste.

B. Reservations

- 1 The apartment is considered rented only upon arrival of the deposit, equal to 30% of the amount agreed for the entire rental period. The reservation implies the acceptance of the following

regulation which must not be ignored. The person signing the regulation will also be responsible for the persons accompanying him / her for compliance with the conditions of this regulation.

C. Availability of the apartment

1) The guest must be able to take possession of the accommodation:

- a. Provide a copy of your identity document and that of all occupants;
- b. Pay the balance of the agreed amount;
- c. Pay the agreed deposit if provided;
- d. Review the present regulations and sign the lease.

2) The apartment is available at 3:00 pm on the day of arrival (Check-in) and must be left before 10:30 am on the day of departure (Check-out).

Arrivals and departures outside these hours require prior agreements. Upon arrival, the tenant will be able to collect the apartment keys on site.

3) The renter who will not occupy the apartment booked by 8:00 pm on the day of arrival and who will not give notice of any delayed arrival, is considered as a forfeit and the owners of the property will be free to withhold the deposit and dispose of the accommodation. In case of delayed arrival or early departure no refund is due. During the rental period, the property can be visited by the owners, at any time, upon notice to the tenant.

D. Responsibility

1) The owners of the apartment are relieved from now on any responsibility for any shortages of personal affections, assets of value or money from the tenant, kept in the rented apartment.

E. Cancellation

1) For cancellations communicated by the tenant at least 60 days before the start date of the stay will be refunded 50% of the amount paid as a deposit; otherwise the deposit will be retained in full and nothing will be due to any tenants. The communication of early termination is made exclusively, under penalty of ineffectiveness, in writing, by sending a fax or an e-mail to the following addresses indicated. Fax number: 0833-1972065 Email:info@abitareinsalento.it

No reimbursement can be recognized in the event of delay on arrival, or in case of early departure.

F. Specific conditions relating to the cleaning of the apartments

1) The apartment will be delivered clean, so it must be returned in the same condition.

The trash must not be left in the apartment.

2) The cleaning of the cooking area and the dishes must be done by the guest who must also empty the refrigerator.