



CONTRACTUAL CLAUSES

With the confirmation of the booking, guests declare that they have read and accepted the contractual clauses relating to their stay.

1.USE

- a) The property is leased only for temporary housing needs.
- b) With the Tenant will be hosted only persons, identified by means of identity documents that will be delivered and transmitted to the relevant bodies for the purposes of law.
- c) Any replacement or addition of persons during the rental period is prohibited unless previously agreed. The presence of a higher number of people and/ or undeclared persons, implies the immediate termination of this contract with full loss of the consideration paid. Guests who book take responsibility for any damage by third parties, their guests.
- d) Children and minors: the parents (or those who legally exercise their power) are responsible for the acts performed by their minor children within the structure and are required to supervise them, not to leave them alone in the rooms and in the various environments and to ensure that they maintain a behavior that in no way harms the tranquility of others, in particular, as regards the obligation to respect silence, the correct use of the bathrooms and equipment made available by the structure to its guests.

2.DURATION

- a) The contract is concluded for the duration of the reservation made on the dedicated portal to which you make explicit reference, with check-in and check-out date.
- b) By 11.00 am on the last day the Lessee undertakes to leave completely free from persons and/or property and to return the property, declaring to be aware and accepting from now on expressly and without exception that at 11.00 am,00 of the said day, the automatic system of which the property is equipped will interrupt all utilities and supplies and the automated lock of the access door will lock, no more possibility of use of the property unit, and with consequent express renunciation to raise objections in order to the reached unavailability of the real estate unit.
- c) In any case, in the event of late delivery or failure to release the property from property and/ or people will be charged to the Holder a predetermined penalty of €200.00 (euro two hundred) to the day from the day following that of expiry of the contract and until the moment of complete liberation of the same.

3.EXTENSION

If the Tenant intends to extend the duration of the lease beyond the contractually agreed period, he must proceed to a new reservation in the manner provided by the system. All except the availability of the property by the Lessor.

4.FEE

The consideration for the rental period referred to in Art. 2) the object of booking made on the appropriate portal to which you make express reference, with the date of check-in and check-out. in euro and must be paid in full before taking over the housing unit. The price includes: supply of bed linen and towels, utilities (water, electricity, gas and heating, waste tax, wifi), use of all appliances and accessories provided.

5. STATUS OF THE PROPERTY UNIT

- a) The Lessor grants the Tenant only the enjoyment of the property, including furnishings and furnishings. The Tenant undertakes to verify, within 2 hours from the access to the housing unit, the status of the same and the perfect correspondence of what is listed as equipment on our site and to inform the Lessor of any defects, damage, deterioration or lack of the housing unit and its furnishings and furnishings. Failure to report within this period shall be considered as confirmation of the perfect state of delivery and preservation of the housing unit and of its integrity and completeness.
- b) It is strictly forbidden to make changes of any kind to the property. The property must be returned in the condition in which it was found on arrival with dishes washed and stored. Anyone who causes damage to the building, to mobile property, to equipment is held legally responsible within the framework of current regulations. Intentional theft and damage will be reported immediately. Garbage must be disposed of in accordance with the rules of the house. It is not allowed to leave waste or anything in public areas.
- c) The structure is not equipped with apartments for smokers; therefore, in all the rooms of the structure it is strictly forbidden to smoke (Art.51 law 3 of 16/01/03: Health protection of non-smokers).



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6. SHORTCOMINGS AND DAMAGE

- a) The property must be returned in the state in which it was delivered, complete with all the furniture and accessories.
- b) In the event of damage to the housing unit or its furniture, at the end of the rental period the Tenant will be charged the cost of the repair together with the cost of handling the file equal to € 50.00 (€ 50.00) for each damage caused, prior dispute by the Lessor to the e-mail address provided.

9. OBLIGATIONS OF THE HOLDER

The Tenant is obliged to behave in such a way as not to disturb the other units and the Condominium, Reserving the Lessor the possibility in the event that the Lessee adopts behavior contrary to the most elementary rules of civil education and condominium respect, to terminate the contract in advance withholding the payment and subject to compensation for the damage. At any time, within the structure, behaviors, activities, games and use of equipment that cause disturbance to other Guests must be avoided, with greater regard to the time slot 22:00 - 09:00 and 13:00-15:30.

10. LIABILITY

The Tenant is directly responsible to the Lessor for all obligations arising from this contract and also assumes responsibility for the conduct of the persons housed in the property unit referred to in Art. 1b), which in any case, with the delivery of the identity document for the purposes of law attest to know and accept these obligations.

12. DATA PROCESSING

The Lessor and the Conductor authorize each other to communicate to third parties their personal data in relation to fulfillments related to the rental relationship (D.L. 30/06/2003, n.196).

Residence San Luca.