



**RENTAL CONTRACT FOR TOURIST PURPOSE ONLY
(Article 1, paragraph 2, letter C) Italian Law 431/98)**

Mrs. Petra Giacone domiciled in _____,
hereinafter "the landlord", co-owner of Villa LisiDor, located in XXX, hereinafter "the
Villa".

RENTS

to Mr./Mrs. _____
domiciled in _____

hereinafter "the tenant", Villa LisiDor composed by n. 13 rooms, also with the following
accessories: garden, tennis court, pool, parking area for 3 cars, duly furnished as
described in the separate list that will be at the Villa,

under the following terms and conditions:

1. The rental period runs from check-in date to check-out date, and the contract will end without need of any formal notice from the landlord.

Check-in is starting from 4:00 pm.

The tenant has to inform the landlord about arrival time so to arrange the keys delivery.

Check-out is at 9:00 am strictly.

According to following art. 4 art. 10, before receiving the keys, the tenant will deliver to the housekeeper the sums therein indicated.

2. The Villa must be used by the tenant just for tourist living purposes.
3. The total rent due by the tenant amounts to Euro XXX which includes the lump-sum for costs of utilities, final cleaning, 3 hours cleaning mid-week and bed linen and towels for each party member with weekly change.
The rent is all inclusive except:
 - mandatory tourist tax: € 2/day/person for the first week. Children under 12 do not pay
 - extra-charge of € 20,00/day for heating in case it is requested on site.
 - extra for air conditioning charged by consumption: 1,00€/kWh
 - extra-charge of € 15,00/cubic meter for firewood in case it is requested on site.
 - extra bed linen and towels: 12€/package

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4. By signing this contract, the tenant pays to the landlord the amount of XXX (20%), as earnest according to article 1386 Italian Civil Code.
5. The balance (80%) of the rent and the related charges shall be paid by the tenant in advance no later than 21 days before the date of arrival.
If the tenant fails to pay the due balance within the above time scheduled, the landlord will be entitled to terminate the contract on tenant's liability and to retain the earnest.
If the contract is signed within a period of less than 30 days before the date of arrival, upon the signature of this contract, the tenant must pay the total amount of the rent and the related charges.
6. Cancellation Policy:
 - If a reservation is cancelled after booking confirmation, the cancellation charge will be 20%, which corresponds to the amount paid for the booking confirmation.
 - If a reservation is cancelled between 21 - 0 days prior to the rental period, the cancellation charge will be 100% of the total rental amount. If the landlord will be able to re-let the period, the tenant will be reimbursed for the amount equivalent to the price of the new booking, which may include a Last Minute price.
 - In case of restrictions established by the Customers Government due to Covid-19 that limit circulation, the cancellation will take place without penalties.
 - In case of restrictions imposed by the Italian Government due to Covid-19, which prevent foreigners from staying in Italy, we reserve the right to cancel reservations from abroad with the immediate refund of the amount paid up to that point.
7. Payment must be effected by bank transfer in favour of:
 - Bank: -----
 - Credit card

The costs related to any possible bank fee/cost must be borne by the tenant.

If the time scheduled and/or conditions above mentioned are not respected, the contract will terminate on tenant's liability.

8. In case tenant withdraws from the contract, the landlord will be entitled to retain the earnest or the total rent if already paid.

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- 9.** The tenant undertakes to respect the landlord instruction, that he will find in the villa.
The tenant will add to the balance the lump sum of € 350,00 as breakages deposit.
Within 2 hours from the arrival to the Villa LisiDor; the tenant must send, if any, remarks about the cleaning of the house and, within 24 hours from the arrival, any other remarks, if any. If reports are not made within these scheduled time, the defects and deviations will be deemed caused by the tenant. The amount paid as deposit is returned to the tenant after that the housekeeper has ascertained the good conditions of the Villa and its furnishings and appliances; any loss or damage caused to the Villa, furniture and accessories will be retained from the sum given as deposit. If the amount of damages will be higher than the deposit, the tenant must pay the difference.
- 10.** At the end of the rental period the tenant must deliver the house in a reasonable state of cleanliness.
If, for any reason, this is not respected, a cleaning fee of 50 € shall be deducted from the breakages deposit, in order to pay for extra help with cleaning.
- 11.** The tenant declares that n. ___ persons will sleep in the Villa.
People not mentioned in the booking agreement are considered third-parties: for this reason, their accommodation and stay in the Villa LisiDor is strictly forbidden. Any change in the total number of guests must be booked in advance of 7 days. Furthermore, the number of people may not exceed the maximum number of beds of the house, under penalty of termination of the contract for misconduct of the tenant. The presence, even occasionally, in the house, of a number of people staying overnight higher than the agreed will cause the termination of the contract according to Article 1456 Italian Civil Code and the tenant will be bound to pay to the landlord a sum equal to the full amount of the agreed rent as compensation for the damages, according to Article 1382 Italian Civil Code, without prejudice for any further damages if any.
- 12.** The tenant undertakes to use the Villa and all its appliances and accessories with the utmost care and caution.
- 13.** The tenant will be responsible for any damage occurred to the rented assets because of a lack of careful or due diligence.

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- 14.** The present contract cannot be assigned by the tenant. It is also forbidden to the tenant to sub rent or give on loan the Villa LisiDor, either in whole or in part, and, in case, this will cause the termination of the present contract on tenant's liability.
- 15.** The tenant must pay the full amount of the rent even if, during the period of rental, he should not employ the Villa at all, or he should employ it only partially.
- 16.** The tenant releases the landlord from any kind of liability for direct or not direct damages, including the non-enjoyment of Villa, occurred to him or to a third party by the use of the rented assets.
- 17.** The tenant also releases the landlord from any kind of liability in case of interruption of services and eventual nuisances caused by a third party.
- 18.** The landlord or the housekeeper will be free to visit the house during the period of the rental behind grounded request.
- 19.** Any change to the provisions of this contract must be approved in writing by both parties.
- 20.** The present contract is ruled by the Italian Law.
- 21.** Any dispute arising out from this agreement, will be referred to the Court of Genoa.

The Tenant specifically approves the following clauses under Articles. 1341 and 1342 Italian Civil Code: 2,5,6,7,8,9,10,12,14,15,16,17,18,20,21,22.-

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