

courtesy translation

**TOURIST RENTAL OR SHORT TERM RENTAL**

1. The contract is concluded for the period from \_\_\_\_\_ to \_\_\_\_\_ ,  
when it ceases without the need for any cancellation.

2. The net rent is agreed in Euro \_\_\_\_\_ including €300.00 for final cleaning, for the entire duration of the contract and is reclaimed in advance to the following bank details: \_\_\_\_\_, which also serves as a receipt of the same by the lessor.

In case of use between the parties of a short-term rental intermediation platform, such as Airbnb, Booking.com, Vrbo or others, this contract supplements and does not replace the conditions of use and contractual conditions of the intermediary platforms indicated, the payment of the fee lease will be fully managed by the intermediary used.

3. As a guarantee for all the obligations assumed under this contract, including the return of the property on the expiry date, the tenant pays the lessor the non-interest bearing security deposit of €300.00=(three hundred/00 euros), not attributable in rent account. The security deposit, as established above, will be returned by the lessor at the end of the lease after checking the condition of the buildings, furnishings and compliance with all contractual obligations. From the security deposit, at the time of return, the amounts necessary for the repair of any damage to the property and/or furnishings, damaged by him, will be deducted; the tenant is in any case responsible for any damage caused exceeding the amount of the security deposit.

4. The lessee declares to have visited the real estate unit referred to in this contract and to have found it suitable for the agreed use and - thus - to take over it for all purposes with the collection of the keys, acting as custodian. The lessee undertakes to return the leased real estate unit in the same state in which he received it, under penalty of compensation for damages as per attachment A.

5. The costs of final cleaning and tidying up of the house will be charged to the tenant for a net amount of €300.00. In case of use between the parties of a short-term rental intermediation platform, such as Airbnb, Booking.com, Vrbo or others, the payment of the final cleaning costs and tidying up of the house will be fully managed by the intermediary used. However, the tenant has the obligation to leave the property clean, especially as regards the cleaning of outdoor spaces and the kitchen. The amount due for the higher expenses incurred for excessive dirt as per attachment A will be reversed from the deposit.

6. The tenant is required to observe the rules and regulations regarding the waste sorting correctly in the municipality of Ladispoli; the fines imposed by the municipality for incorrect waste management will be deducted from the deposit. In the event that unsorted waste is left inside the property, the cost of waste disposal by a private company, equal to €300.00, will be deducted from the amount of the deposit as per attachment A.

7. Use of the swimming pool is the sole responsibility of the lessee. The lessee undertakes to strictly comply with the rules of use of the swimming pool as per annex B. In this regard, the lessee expressly declares to exempt the lessor from any liability regarding damage or accidents suffered by things and/or people deriving from using the pool. Furthermore, the lessee expressly declares to exempt the lessor from any liability for damages suffered by third parties or by the lessee while using the pool.

The lessor reserves the right to claim compensation from the lessee for direct or indirect damages caused by improper use of the pool or by non-compliance with the rules of use of the pool attached to the contract (Annex B).

The lessor is responsible for the ordinary and extraordinary maintenance of the swimming pool necessary for its operation and usability. the tenant has the obligation to allow maintenance to be carried out by the personnel appointed by the lessor. The interventions will take place upon notification by the lessor with at least 24 hours notice, except for urgent interventions.

The tenant has the obligation to take care of the ordinary daily cleaning of the pool, despite the fact that it is equipped with an automated recirculation and filtering system. These cleaning operations consist of removing leaves from the surface and bottom of the pool using nets provided by the lessor and emptying and cleaning the debris collection tanks of the skimmers. Any tablets of slow-release soluble chlorine salts present in them and removed during cleaning and emptying operations must be correctly repositioned inside the skimmers.

The lessor is not responsible for the impossibility of using the swimming pool deriving from the failure to report extraordinary atmospheric events such as, for example, heavy rains or excessive heat which can alter the pH of the

swimming pool and modify its biochemical balance. Also the failure to clean the skimmers, the persistence of dirty objects for too long in the water, deceased animals in the pool and not quickly removed, feces of birds and other wild animals in the water and excessive evaporation and the consequent lowering of the level of filling can alter the pH of the pool and change its biochemical balance.

The tenant has the obligation to report all adverse conditions that could make the pool unusable, as per the previous paragraph.

If urgent interventions are needed to restore the biochemical balance conditions of the swimming pool for the issues indicated above due to negligent behavior on the part of the lessee, the lessor will charge the lessee the costs of the intervention as per attachment A.

8. The lessor grants the lessee sole use of the property, including furnishings and fittings.

The supply by the lessor of meals and drinks, surveillance services, linen change, custody, cleaning, rearrangement and maintenance of the premises and furnishings for which all the lessee provides directly is expressly excluded.

The rent includes:

- initial cleaning;
- first supply of bed linen and towels;
- use of household appliances and accessories available;
- waterfall;
- gas;
- electric energy;
- heating;
- use of air conditioning
- use and routine maintenance of the swimming pool (see point 7)
- green maintenance;

9. For any dispute regarding the execution of this contract, the exclusive jurisdiction of the court of the lessor or of the court where the leased property is located is agreed between the parties. The parties mutually acknowledge that, although not provided for, this contract is exclusively governed by the provisions of the civil code.

10. In case of early return of the property, the rent will not be refunded.

11. Any modification to this contract cannot take place, and cannot be proven, except by means of a written document.

12. The landlord and the tenant mutually authorize themselves to communicate their personal data to third parties in relation to obligations connected with the lease relationship (Legislative Decree 30 June 2003, n. 196).

13. The attachments form an integral part of the contract

Read, approved and undersigned.

We declare that we have read and unconditionally accept all the clauses

Pursuant to the provisions of EU Regulation 2016/679 on the protection of privacy, the parties mutually acknowledge that the personal data compulsorily provided for the stipulation of the following contract are subject to IT and/or manual processing and may be used exclusively for fulfillment of contractual obligations, the administrative management of the rental relationship, relations with public administrations and the judicial authority and for legal obligations relating to fiscal and accounting civil regulations.

## ANNEX A

### REFUND SCHEDULE FOR ANY DAMAGES

- Uncleaned kitchen € 50.00
- Separate collection not carried out correctly €25.00
- Damage to walls/need to paint €250.00
- Curtain washing replacement €75.00
- Carpet repair/washing €120.00
- Hair dryer theft/breakage €40.00
- Loss of keys/breakage of entrance locks € 250.00
- Breakage of handles/internal locks €150.00
- Missing pillow €20.00
- Lack of towel/sheets €60.00
- Stained sheets and towels € 30.00
- Breakage of windows/internal doors €300.00

Other types of shortages and/or breakages will be charged to the tenant

## ANNEX B

### Welcome to Villa Isoletta!

We are very happy to host you for your stay. To make your stay as comfortable as possible, we have created this guide which includes essential information about our house and the rules to respect.

Check-in and check-out and any communication or information contact:

Gabriella +39 3357722885

Email: villavacanze@isoletta.net

Check-in: is scheduled from 16:00 to 19.00. Different times can be agreed in advance upon notice.

Upon delivery of the keys and remote controls for the gate and garage door we will show you around the house and answer any questions you may have.

Check-out: Check-out is by 10.00am, please return the keys directly to us. For any variation, communicate it in advance.

Make sure you don't leave anything behind, such as personal belongings in the rooms, kitchen fridge, bathroom etc. Forgotten objects will be stored in a dedicated place waiting to be returned (14 days) with shipping paid by the rightful owner.

Access:

You have the entire house at your disposal for your personal use, with the exception of any locked rooms or closets and utility rooms where access is prohibited.

Basic services:

We provide our guests with all basic supplies, such as sheets, towels, hand soap, toilet paper and other household cleaning products.

Fully equipped kitchen to allow you to prepare your own meals. In addition, the house offers free Wi-Fi, TV, cinema room with play station 5.

Below are the passwords to access the services described.

Wifi :

id: Villaisoletta

pw: Ladispoli

playstation:

instructions in the cinema hall

House Rules:

- To ensure maximum safety and comfort for all guests, please respect the following house rules:
- Smoking is not permitted inside the house.
- If you want to smoke, go outside or on the balcony and properly dispose of what you smoke.
- Pets are not allowed.

The owners of the villa will also allow access to allergic guests, therefore pets are not allowed in the apartment.

They will be admitted only with authorization and after extraordinary cleaning of the property where €30.00 will be required for final cleaning.

- It is not allowed to host extra people than those indicated in the reservation.
- Loud parties or events are not allowed in the house
- Please keep the house clean and tidy.

Avoid using bathroom linen in the kitchen both for hygiene reasons and for persistent stains.

- You may use the kitchen to cook your own meals, but you will need to clean it after each use.

The dishwasher is at your disposal.

The plates and crockery used must be washed and put back in their cupboards

The final cleaning costs are for the extraordinary cleaning and sanitizing for the arrival of the following guests.

- After departure, guests must leave the apartment in the order they found it upon arrival.
- Dispose of waste properly.

Guests are requested to properly dispose of waste according to the instructions provided by the apartment owners.

(see Tekneko instructions)

Waste must be placed outside near the gate from 9.00 pm on the day before collection.

Please throw the garbage in the special containers outside the house made available during check-in or in transparent bags, always respecting the municipal rules.

- Please keep the bathroom clean and tidy.

Do not throw used objects or tissues in the toilets.

Use the towels only for hygienic purposes and avoid colored creams, hair dyes or any other product that may stain the towels, in which case they will be

charged and deducted from the security deposit.

- The hot tub is accessible to adult guests only.

Do not use the tub after drinking alcohol or drugs.

Do not use products that generate foam, creams, oils on the skin so as not to damage the pipes.

- The billiard room is accessible only to adult guests.

Pay attention to the use of tools.

- The cinema room has a projector and PlayStation:

it is accessible to adult guests and minors if accompanied.

Respect the equipment in the room.

- The TV is at your disposal.

Turn off the TV and other electronic devices when not in use.

- The wood-burning oven and barbecue are at your disposal to be cleaned after each use
- The garage can be used to park your car, bike, motorcycle, etc.

The remote control is supplied with the keys

- The garden is at your disposal.

Respect the plants in the garden, if they are suffering, let us know immediately.

- The villa is located in a built-up area, avoid disturbing noise in external areas such as the garden and pool area or the entrance to the house.
- Respect privacy.
- Do not take possession of household items.

All properties featured are for guest use only.

- Use air conditioning and heating as directed.

Excessive current consumption could cause a blackout in such a case:

take the keys hanging in the kitchen, open the small main gate with the key, open the door located on the left under the mailbox and reactivate the counter on the left.

- The use of air conditioning and heating must be carried out according to the indications of the apartment owners.

Otherwise, you will be responsible for any damage caused to the appliance.

## **POOL**

Here are some important rules for using the pool

1. Children must always be supervised by an adult when using the pool.
2. Do not enter the pool dirty with sand, earth, oily creams, etc... as well as getting dirty they could alter the water.
3. Do not dive into water under the influence of alcohol or drugs.
4. Do not run around the pool to avoid falls or accidents.
5. Do not bring food or drink into the pool area to prevent water contamination.
6. Do not throw pool objects such as glass bottles, toys, stones or any other object.
7. Diving is prohibited
8. The pool must be kept clean and it is forbidden to leave objects inside.
9. Liquids of any kind must not be poured into the pool, floor washing water included.
10. Please refer to the rental contract for the correct indications for the ordinary cleaning of the swimming pool.

These rules have been established to ensure the safety of all guests and the duration of the efficiency of the pool

By following these basic rules, guests can enjoy a comfortable stay thanks to the respect of the other guests and the owners of Villa Isoletta.

Thanking you again for choosing us as your hosts, we are sure that your stay will be relaxing and enjoyable.  
For any question or need, you can contact

Email: [villavacanze@isoletta.net](mailto:villavacanze@isoletta.net)

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