

LEASE AGREEMENT TOURISTIC

Mrs. Laura Di Biagio born in Rome on March 2, 1964, residing in Brescia in Via Corfù 77, email **info@casalesantelena.com**, tel. +39 348 10 22 945

gives for rent to

Mr/Mrs born in on
resident in street n.
phone..... N. tax code , identification document
..... n°issued by deadline
..... the house located in Santa Elena village, n. 44, composed of n. 9 rooms plus kitchen and
bathroom and enclosed garden with a swimming pool and carport, furnished, as listed in Annex forms an integral
part of this contract.

a) The apartment is rented exclusively to meet the housing needs of a transitory nature from to
..... .

The contract shall cease to have effect upon the expiration of that period, in the

b) The total rental fee is determined in €

Mr./Mrs..... pay to Mrs. Laura Di Biagio the sum of € by way of deposit
simultaneously with the signing of this lease that is valid like proof of payment.

(This is a binding contract. In Italy, by signing, you have to send the money at the same time. This way of deposit
simultaneously with the signing of this lease, is valid as proof of payment.)

c) Mr./Mrs..... declares to have read and accepted the terms and conditions of the Regulation
annexed to this contract.

d) This agreement is governed exclusively by the provisions of the Italian Civil Code since the lease entered into
to meet the housing needs with tourist purposes

e) Any modification of this agreement shall not take place and can not be proven without written agreement

f) The parties shall allow each other to disclose to third parties your personal information in connection with
matters relating to the tenancy (D.L.vo 30 giugno 2003 n.196)

g) For any dispute concerning the execution of this contract is agreed between the parties the exclusive
jurisdiction of the Italian Bar in Rome.

Read, confirmed and signed.

Date

The tenant

The landlord

.....

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Terms and conditions

Arrival and Departure:

- check-in 4,00 - 7,00 p.m. on Saturday
- check-out 10,00 a.m. the following Saturday
- For arrivals after 7.00 p.m. please notify
- The house can accommodate a **maximum of 15** people

The rates include:

- towels, bedroom and kitchen linen changed weekly
- consumptions (electricity, water, gas)
- use of the barbecue
- cleaning and tidying rooms every week
- use of the laundry room.
- use of the pool including related furnishings.

Rates do not include:

- Extra change of linens and towels (5€/each bedroom or bathroom)

Use of pool:

- cleaning and the pH of the pool are made at the beginning and in the middle of the week
- It is advisable not to make excessive use of sunscreen to not clog pool filters.
- It is forbidden diving

Accepting Pets:

- prior agreements, is allowed the hospitality of pets, with final cleaning fee of € 50.00
- It is strictly forbidden to leave the animals alone anywhere in house;
- Pets can enter in the garden with the obligation to collect feces from the owner.
- It is strictly forbidden to allow animals on any furniture – couches, beds, chairs, etc.

Method of payment:

- 30% down payment at booking, balance 60 days before arrival date
- security deposit of 400 € on arrival by cash or bank transfer with balance
- The security deposit will be returned by bank transfer a few days after departure, subject to verification of the absence of damage.
- Payment to **Laura Di Biagio**
BANCO CREDITO COOPERATIVO
IBAN IT 14 S 08692 11210 03900 0399 643
BIC/ SWIFT: CCRTIT2TH00
- The contract is valid as proof of payments occurred

The tenant

The landlord

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