

TODAYS DATE

**Short-term real estate rental contract for the property defined as “VILLA NAME” located in
ADDRESS OF VILLA**

Between:

Capitol Lifestyle Villas Srl, company based in Via Umberto Visconti di Modrone 11, 20122 Milan, VAT number 13434330968, email info@capitol-lifestylevillas.com , represented by its managing director Luca Porrini, CF: PRRLCU81E13L682K, born in Varese on 13/05 /1981, defined for brevity as “CLV”,

And

GUEST NAME (GROUP LEADER), born The and resident in , Tax Code, email GUEST EMAIL, defined for brevity as “the Guest”.

the parties agree as follows:

1. Property:

The property is located in ADDRESS OF VILLA BOOKED.

2. Tenant group:

The group of guests will be composed of the following maximum people (maximum 2 adults and 2 minors).

Full name of the people in the group:

1) GUEST NAME – Group leader (Adult - continuous guest during the rental period. Subject to tourist tax).

2)

3)

4)

3. Maximum occupancy:

The maximum number of guests is n. PEOPLE THAT SLEEPS VILLA (X adults and X minors).

2 during the short rental period is prohibited unless previously agreed.

Please note that outside guests are not permitted without permission from CLV and/or the owner.

The number of people occupying the structure must correspond exactly to the authorized number.

In general, children of any age are welcome on the property.

Children must be supervised at all times and are the responsibility of their parent and/or guardian.

4. Duration of the rental contract and rate:

The rental starts from 4:00 pm to 7:00 pm on DATE OF CHECK-IN (check-in)

The rental ends by 10:00 am on DATE OF CHECK-OUT (check-out)

Agreed price for the period: PRICE ON WEBSITE

The minimum check-in age is 25 years old, unless otherwise indicated on the property page.

5. Rules from the short-term rental :

to. The Guest and the group of guests in general undertake to respect the rental rules of the house during their stay in the property and will ensure that anyone else who has permission from the guest to enter the property respects the same.

b. Smoking is not permitted inside any of our properties.

c. Pets are not allowed in the villa.

d. Parties and events are not allowed in the villas unless they are organized and/or promoted by CLV. No loud noises after 11pm.

And. No commercial activity is permitted, subject to the consent of CLV and the owner.

f. The Guest undertakes and is obliged to leave the structure in the conditions in which it was delivered, including furnishings and equipment in general.

g. The Guest must not cause any damage to walls, doors, windows or other parts of the property or take any action that could reasonably be considered as a nuisance to the owners or any occupants of adjacent or nearby structures.

h. The Guest must take the necessary measures to protect their personal effects during their stay at the property.

the. A list divided by rooms regarding the contents of the property will be present inside the house and available to guests.

6. Access to the property:

The Guest must allow access to the property to CLV representatives and any maintenance workers for the purposes of repairs, inspections and ordinary and extraordinary maintenance.

CLV Company exercises this right of access reasonably and with due notice.

7. Security Deposit:

The security deposit of €2'000 (refundable) is made to CLV by bank transfer as a guarantee during your stay. CLV will issue the relevant receipt and will return it to the customer within three days after check-out if no damage has been found. In case of damage, it must be presented with detailed photographic documentation and quantified immediately.

The security deposit can be used partially or fully to compensate:

to. Damage to the property or furnishings.

b. Dirt or other clutter that requires excessive cleaning.

c. Any other costs incurred by the Owner due to the guest's stay.

If the premises appear dirty or damaged upon check-in, the guest must notify CLV immediately.

8. Cancellation Policy:

In case of cancellation by the guest, even if replaced by another, the following terms and conditions apply:

a. 30% of the total price of the reservation for cancellation communicated before the 120th day from the beginning of the stay.

b. 70% of the total price of the reservation for cancellation communicated between the 119th day and the 60th day from the beginning of the stay.

c. 100% of the total price of the reservation for cancellation communicated within 59 days before the start of the stay.

9. Insurance policies:

The owner holds an insurance policy to protect the property.
It is recommended that guests have traveler's insurance.

In any case the guest is responsible for ensuring that all people included in the booking have tourist insurance coverage (which covers cancellation, delay of flights, loss or damage to baggage and other personal effects) and health insurance coverage (which cover any evacuation or repatriation costs).

In this rental contract, the responsibility for any accidents to people and/or objects lies with the guests. The "release of liability" document is attached to this contract and must be returned signed.

10. Rental accessories

Included in the fee:

- Water, gas, electricity, internet.
- Bed linen, towels for each room and pool towels.
- N. 1 change of bed linen, towels and pool towels)
- Weekly cleaning for n. 3 hours including change of towels (Wednesday 7 August).
- Washing machine, dishwasher, cot (with sides) and high chair.
- Use of the entire garden surface.
- Covered and uncovered outdoor parking spaces.
- Swimming pool and sunbathing equipment.
- Pool cleaning (n. 2/week, days to be defined based on the guest's needs).
- Ordinary garden maintenance.
- Final cleaning.
- City tax

The following are excluded from the fee:

- Any additional sets of linen for a fee. (€50 for 2 people).
- Any extra house cleaning for a fee (€25/h).
- Any extra pool cleaning for a fee (50€/h).

11. Personal data protection:

The property and CLV , to the senses of the Decree Legislative 196/2003, Yes authorize reciprocally to communicate to third parties the own data personal in relation to Everything is fine fulfillment connected with the relationship contractual.

12. Jurisdiction:

For any dispute arising from this contract, the set off they agree That The Hole qualified is in Street exclusive that Of Varese.

Making the reservation implies that the rental contract and the rental rules have been understood and therefore accepted without reservations and exceptions.

The parties agree to the terms of this Short-Term Rental Agreement, as evidenced by the signatures below.

For acceptance:

Capitol Lifestyle Villas Srl
CEO Representative of the tenant group
Mr. Luca Porrini

The Guest
GUEST NAME (Group Leader)