

FLAT RENTAL FOR TOURISTS

Mr/Mrs/Ms Mascarello Giacomo born in La Morra, on 30/03/1972, home address Via Vittorio Emanuele n.36 Tel. 334 9750268, c.f. MSCGCM72C30E430F e-mail address casa34lamorra@gmail.com, hereafter referred to as the Landlord

rents

to Mr/Mrs/Ms _____
born in _____, on ___/___/___ Identity card number _____
e-mail address _____
tel _____, hereafter referred to as the Tenant, who

agrees to

accept the flat located in _____ made up of _____ rooms, that can accommodate a maximum of _____ people, equipped with _____ toilets, and furnished with table, chairs, kitchen, appliances and bed;

and to comply with the following terms and conditions:

- a) This contract expires in _____ days and is valid from _____ to _____;
- b) The flat is to be used solely for touristic purposes, by the Tenant together with _____ person/people;
- c) The Tenant is not to sublease or bail the flat, in whole or in part, otherwise this contract shall be invalid;
- d) The parts agree on a deposit equal to 30% of the total stay, which the Tenant is to pay by bank transfer within 24 hours after reserving the flat or he will communicate the details of your credit card as warranty. The Tenant is to notify the Landlord by e-mailing proof of such payment, otherwise the reservation shall be cancelled. Please note that should the Tenant cancel the reservation in the 15 days prior to the date of arrival, the deposit

will not be refunded, if it was paid by bank transfer otherwise the amount determined will be debited to the credit card.

- e) Upon collection of the flat keys (check-in from 4pm to 7pm, unless otherwise agreed by the Landlord), the Tenant is to pay the amount of euro _____ **in cash** (as this is a contract between privates, banks do not provide the Landlord with a POS device) together with a deposit of euro 100,00 which shall be returned at the end of the stay provided the flat and/or the furniture are not damaged and keys and/or remotes are not misplaced. The Tenant shall be handed the receipts of all payments upon signing this contract;
- f) After being given the flat keys, the Tenant is to notify the Landlord, or the person acting in their place, of any noticeable damage of the flat and of the furniture;
- g) All expenses related to electricity, water, gas and maintenance of the building are to be paid by the Landlord;
- h) This contract is subject to a flat rate tax;
- i) This contract does not include extra services such as breakfast, cleaning, sheet change, lunch, dinner, etc.;
- j) The flat is to be tidied up and cleaned before checking out, otherwise an extra euro 50,00 shall be charged for cleaning expenses. Check-out from 9am to 10am, unless otherwise agreed by the Landlord. Keys are to be handed in at check-out;
- k) The Landlord cannot be held responsible for any damage to personal belongings and/or to other guests;
- l) All personal data gathered by the Landlord will be managed in compliance with the applicable privacy laws and notified to the competent offices in order to fulfil the duties borne by the Landlord; therefore the Tenant authorises the Landlord to manage such personal data;
- m) Small dogs and cats are welcome;
- n) This contract has been read and understood in a language known by the Tenant.

o) No smoking in apartments

For all provisions not included in this contract, the parties should refer to the relevant terms and conditions of the civil code, to applicable laws and to local uses.

Read, understood, approved and signed in pages 1, 2 and 3

_____, date _____

The Landlord _____

The Tenant _____