

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than 4 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal affects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

Please refer to policies and extra terms below.

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of New York. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument. Execution of a digital signature shall be deemed a valid signature.

Cancellation policy:

The following penalties will be applied for cancellation or date changes:

Up to 60 days before the scheduled arrival date 20% of the total amount for the stay.

From 19 to 7 days before the scheduled arrival date 30% of the total amount for the stay.

Less than 7 days before the scheduled arrival date 50% of the total amount for the stay.

If you do not show up and do not inform me, then the whole amount of the booking will have to be paid. If the booking is cancelled by me, I will take care to inform you immediately of the fact and propose alternative accommodation for you of equal or higher level. Should you decide not to accept my proposal and where it is not possible for me to provide alternative accommodation to suit your requirements, you will be refunded of the entire advance payment.

Check-in: You can check-in any time after 11.00 a.m., however, if there are guests checking-out the same day you check-in, please note that the apartment will not be ready before 2.00 p.m.

Check-in Monday to Saturday from 11.00 a.m. to 08.00 p.m. is free of charge, except on Italian public holidays. What is not included:

- additional 20 Euro for check-in from 08.00 p.m. to 10.00 p.m. Monday to Saturday;

- additional 50 Euro for check-in from 10.00 p.m. to 01.30 a.m. Monday to Sunday;- additional 20 Euro for check-in on Sunday and on Italian public holidays till 10.00 p.m.;

Check-out is strictly by 11.00 a.m. unless agreed otherwise.

You will be welcomed in the apartment either by myself or by a representative. You will have to present a valid ID card or passport (you will also have to have a valid document of every other occupant as well) in order to be registered in accordance to Italian law.

Neighbour Noise

Advice on how to be a considerate neighbour

Repetitive noise, day-in day-out, can lead to stress and make life miserable, especially for the housebound and those with health problems. There is evidence that people are becoming more concerned about noise. There are a number of possible reasons for this. People have different sensitivities and expectations. While many of us have more time to pursue varied leisure interests, we don't always stop to think about what impact our activities are having on others. But remember that the problem isn't always one of inconsiderate behaviour. Even homes that have reasonably good sound insulation may not cope with powerful modern stereos and other mod cons that can make life comfortable for us, but uncomfortably noisy for others. We all make noise but awareness is the key to making sure your noise is not a problem for others.

PLEASE AVOID EXCESSIVE NOISE UP AND DOWN THE STAIRS.

PLEASE AVOID RUNNING OR STAMPING YOUR FEET INSIDE THE APARTMENT OR ON THE TERRACE.

WHEN YOU USE THE TERRACE PLEASE KEEP YOUR VOICE DOWN AFTER 22.30

Top Tips for Reducing Noise

These are the most frequent causes for complaint:

- What is considered entertainment for one person can be torture for someone else. Keep the volume down, from conversation to music, especially during the evening.
- Sound travels through walls, so be aware of s/he who lives below you.
- Avoid slamming doors and running up and down the stairs and/or stamping your feet on the floor and/or moving furniture. When you leave the apartment or return from your sightseeing tours or a restaurant please avoid unnecessary noise and/or loud talking in the common parts of the building, especially the stairs. When you carry your luggage/baggage with you please ensure that you do not cause noise nuisance on the stairs especially if you leave the apartment in the early hours of the morning or during unsocial hours generally.
- Domestic appliances such as washing machines and vacuum cleaners can be very loud. Although their use can not be avoided when you use them can make all the difference. Be considerate and only use noisy appliances during normal waking hours.

Thank you very much for your kind consideration.