

## RENT CONTRACT FOR HOLIDAY ACCOMMODATION

Arcipelago Immobiliare estate agents, represented by Antonino Greco, registered in the board of Estate Agents ("agenti muniti di mandato a titolo oneroso") at the Chamber of Commerce in Messina, n 848, located in Lipari (Messina), Piazza Luigi Salvatore D 'Austria n 4, tel. 090/9813441, fax. 090/9814733, acting on behalf of \_\_\_\_\_ fiscal/tax code \_\_\_\_\_ (landlord), owner of the house/flat located in \_\_\_\_\_ near \_\_\_\_\_ province of \_\_\_\_\_ Address \_\_\_\_\_ for the description of which see agents website [www.arcipelagoimmobiliare.com](http://www.arcipelagoimmobiliare.com)

note: the above is to be completed by the agency, the following part is to be completed by the tenant.

### LETS

- 1) The house/flat named \_\_\_\_\_ to Mr/Ms \_\_\_\_\_ date of birth \_\_\_\_\_ place of birth \_\_\_\_\_ province \_\_\_\_\_ residence \_\_\_\_\_ province \_\_\_\_\_ address \_\_\_\_\_ fiscal/tax code \_\_\_\_\_ identification document type \_\_\_\_\_ date of release \_\_\_\_\_, telephone \_\_\_\_\_, fax \_\_\_\_\_ in this contract named "tenant", undertakes to bring no more than number of guests \_\_\_\_\_ including him/herself, date of arrival \_\_\_\_\_ date of departure \_\_\_\_\_ for a total rent charge of euros \_\_\_\_\_ (/00), including agent's fees and excluding extra charges, to be calculated separately as indicated in the voucher.
- 2) It is acknowledged that the tenant has enclosed in this contract a copy of payment, euros \_\_\_\_\_ as deposit, in accordance with the article 1385 of the Italian civil code; the tenant undertakes to pay final balance, agent's fees and extra charges, where applicable, on receiving the keys to the house/villa/flat. The tenant will have to show the person in charge of the accommodation this contract, hand in the voucher and pay euros \_\_\_\_\_ as final balance, agent's fees and extra charges as indicated in the voucher. Furthermore, the tenant must pay euros \_\_\_\_\_ as guarantee deposit, which will be returned at the end of the stay subject to the good state of the house/flat. In the case of sudden departure or departure at an inconvenient time for the person in charge of the accommodation, the guarantee deposit will be returned by postal order.
- 3) A number of guests higher than those the house/flat can sleep causes automatic rescission of this contract with loss of the amount already paid and with no right to refund.
- 4) The cost of rent includes costs of water, gas and electricity; any kind of linen is not provided and will therefore have to be brought by the tenant him/herself. The accommodation will be handed over clean and tidy, and the tenant will be responsible for everyday cleaning. Before the house/villa/flat is returned, all dishes must be washed, rubbish disposed of and pieces of furniture moved during the stay re-positioned. Non observance of the above will cause loss of guarantee deposit.

5)Accommodation will be handed over, after agreement with the person in charge, by 4 p.m. on day of arrival, and must be returned by 09:30 a.m. on day of departure. Later returning of the keys to the house or flat, if not previously agreed with the person in charge, will be cause of loss of guarantee deposit. Furthermore, the person in charge of accommodation is under no obligation to provide transport to and from accommodation.

6)The tenant agrees that any malfunction or failure of appliances must be reported within 24 hours of arrival, and that any later complaint will not be taken into consideration. Damages or breakdowns, when reported, will be repaired subject to availability of workers and materials.

7)Cancellation of bookings must be in written form and will cause loss of agent's fees. Cancellation charges are as follows: 15% total amount due for cancellations made within 30 days of arrival, extra charges excluded; 30% of total amount due for subsequent cancellations. If no communication is received from the tenant after 24 hours of day of arrival, the agency will consider itself free from any obligation and will return the accommodation to the owner free of obligation on its part. Changes to bookings will be possible subject to availability, and in any case prior to 30 days before arrival.

8)The parties agree that contracts lasting less than 30 days are not subject to fiscal registration and notification to the authority.

9)Competency for any legal controversy arising from this contract will be of the forum of Barcellona P:G.

**In accordance with Decree n 196/2003 the parties mutually authorize communication of their personal data to third parties, relatively to the obligations relating to legislation on rent.**

DATE\_\_\_\_\_

TENANT\_\_\_\_\_

THE AGENT

**I declare that I have read the general terms and conditions in this contract, that I have seen the photos published on the agency website, and that I accept the points: 1,2,3,4,5,6,7,8,9.**

DATE\_\_\_\_\_

TENANT\_\_\_\_\_

THE AGENT