

La Villa di Torre Alfina Rental Agreement

1. **Length of stay.** Rentals are accepted on a weekly basis, starting and ending on Saturday. New guests may check in Saturday between 4:00 p.m. and 7:00 p.m. Departing guests must check out by 10:00 am on the day of departure. Arrangements other than Saturday to Saturday may be accepted in off-peak periods.

By paying all required rental fees and deposits,

_____ and guests

(collectively, "guests") are entitled to use the property from

_____ to _____, 2018.

2. **Peaceful occupancy of property.** In using or occupying the premises, guests agree they will not damage the property or its contents, nor use the property in a way that substantially interferes with the peace, comfort, or safety of the residents of Torre Alfina.

3. **Number of occupants.** La Villa di Torre Alfina can accommodate up to eight people (two per bedroom) at any given time. Additional guests may be permitted under special circumstances, but only with prior approval from the property owners.

4. **Payments.** A deposit of 30% of the total rental amount is required to confirm your reservation. The remaining balance (70%) is due 90 days before the start date of the rental. If the balance payment is not received on or before this deadline, the booking is subject to cancellation without further notice. Booking requests can be made by email to info@villatorrealfina.com, or online through our website (www.villatorrealfina.com.) Payments can be made by credit / debit card via the website, or by wire transfer or personal check.

5. **Cancellation.** In the event of cancellation of a booking the following penalties will apply: 30% of the rental price if the cancellation is made 90 or more days before the start of the rental period; 75% of the rental price if the cancellation is made from 45 to 89 days before the start of the rental period; 100% of the rental price if the cancellation is made 45 days or less before the start of the rental period. The property owners advise guests to purchase trip cancellation insurance to protect against cancellation penalties.

6. **Falsified reservations.** Any reservation obtained under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

7. **No smoking.** The villa is a non-smoking environment. Guests are permitted to smoke outdoors only. Failure to abide by these rules may result in the termination of the contract and loss of any unused rental fees.

8. **Cleaning and utility costs.** The villa will be furnished with bed, bathroom, and kitchen linens. A fresh set of bath towels will be provided at mid-week (Wednesday), and bed linens and towels on Saturday mornings for multi-week rentals. Daily maid service is not included in the rental rate. The rental fee includes the cost of water, gas, electricity, normal heating and cooling, wireless Internet, satellite television, landline-to-landline telephone calls to the United States and Western Europe, and final cleaning.

9. **Recycling and trash disposal.** The village of Torre Alfina requires differentiation of paper, plastic, glass and biodegradable garbage for recycling. The villa owners and guests are legally required to comply. The villa provides containers for easy separation as well as information on collection schedules.

10. **Laundry.** A self-service washer and dryer are provided free of charge. Indoor and outdoor clotheslines are available.

11. **Swimming pool.** Villa guests are invited to use the swimming pool and sunbathing facilities at the *Albergo Nuovo Castello* next door., The cost will be covered by the owners. Beach towels are provided by the Villa.

12. **Security.** There is ample parking for up to six cars inside the villa gate. Guests are advised to close and lock the gate when no one is present. The villa is also equipped with an electronic security system. Guests are advised to engage this system at night and whenever they are not present.

13. **Air conditioning.** **La Villa di Torre Alfina** is equipped with air conditioning set to 74°F (24°C.). Guests who prefer a cooler ambient temperature can request this for an additional €200 / week charge.

14. **Heating.** The heating system at **La Villa di Torre Alfina** is central and autonomous. Winter rental rates include the cost of heating the villa to 72°F (22°C.) Guests who prefer a warmer ambient temperature can request this for an additional €200 / week charge.

15. **Documents.** As required by Italian law, all guests must produce a means of identification (Italian ID card or passport) at the time of arrival.

16. **Access.** The owners and their designated representatives have unlimited access to the property for maintenance purposes (e.g., inspections/ repairs, cleaning, regular maintenance of gardens, etc.)

17. **Jurisdiction.** This writing constitutes a binding contract and is the entire agreement between the parties, notwithstanding any other dealings between them. By virtue of the initial deposit having been paid and the booking confirmed, all guests are deemed to accept the terms and conditions stated above without reservation and without exception, and the guest executing this agreement consents explicitly to these terms and conditions and agrees to hold the property owners harmless from any losses, claims or damages sustained by himself/ herself or by any of his/her fellow guests. If any of the conditions of this contract have become or are declared invalid, the other conditions remain in effect and cannot be contested. By signing below, I agree to all terms and conditions of this agreement and warrant that I have the authority to sign it on behalf of my entire party.

18. **Cancellation by owner.** In the event of cancellation of the booking by the owner, all funds paid by the guest will be refunded.

19. **Emergency Contact Information.** The villa owners, Jeff Marzilli and Robin Landis, can be contacted on cell phone at _____ or by email at jeff_marzilli@yahoo.com. In their absence, the local property manager, Ms. Olga Semionov, can be contacted on cell phone at _____ or by email at olgasemionovworld@gmail.com.

Signed _____ Date _____
(Guest, on behalf of entire party)

By signing below, I agree to all terms and conditions of this agreement and warrant that I have the authority to sign it on behalf of all owners.

Signed _____ Date _____
(Owner, on behalf of all owners, OR their designated representative)