

## “Villa il Poggiolo”

Via Monade, 56 - 18013 Diano Marina (IM) - ITALY  
Tel: +39 333 6737401 - Fax: +39 183 809956  
Partita IVA: 01571150083 – Codice Fiscale: BRCMRA66R01E290M – CCIAA: Imperia, n. 137652  
Internet: www.villailpoggiolo.it - E-Mail: info@villailpoggiolo.it

### MIETVERTRAG FÜR APPARTEMENT ZU TOURISMUSZWECKEN

Der unterzeichnete Mauro Bricca, Eigentümer des Wohnhauses mit der Bezeichnung “Villa il Poggiolo” in Diano Marina (IM), Via Monade, 56

#### VERMIETET

an Herrn/Frau: DATEN DES MIETERS: (bitte mit Ihren Daten ausfüllen)

Name	XXX
Nachname	XXX
Adresse	
Ort	
Land	
Telefon privat - Bitte auch die internationale Vorwahl angeben, z.Bsp.: (+49)	
Telefon mobil - Bitte auch die internationale Vorwahl angeben, z.Bsp.: (+49)	
E-Mail	

das in der “Villa il Poggiolo” befindliche Appartement mit der Bezeichnung:

“ViP Suite”, ca.160 m<sup>2</sup> im Hochparterre, bestehend aus Wohnzimmer, Küche, drei Schlafzimmern, Bad, Abstellraum, kleinem Zusatzba

“ViP Panorama”, ca. 60 m<sup>2</sup> im zweiten Stock, bestehend aus Wohnzimmer mit Kochnische, Schlafzimmer, Bad, Abstellraum


Details zu den Appartements sind auf der Website [www.villailpoggiolo.it](http://www.villailpoggiolo.it) zu sehen

- 1) Der Vertrag wird für die Dauer von **XX** Tagen abgeschlossen.  
Ihre Ankunft hat am Samstag **XX/XX/XXXX** (day/month/year) nach 16 Uhr zu erfolgen, und Ihre Abreise am Samstag **XX/XX/XXXX** (day/month/year) vor 10 Uhr.  
Die Einhaltung dieser Uhrzeiten ist erforderlich, damit das Reinigungsunternehmen das Appartement in Ordnung bringen kann.
- 2) Der Mieter darf die Wohnung weder ganz noch teilweise untervermieten oder zum Gebrauch überlassen, sonst wird der Vertrag aufgelöst.
- 3) Die Miete wird mit Euro **XXX** vereinbart.
- 4) Zur Fixierung der Buchung muss eine Anzahlung in der Höhe von über 50% geleistet werden (d.h. Euro **XXX**).  
Der Betrag ist auf folgendes Konto zu überweisen:  
IBAN-Code: IT47 J061 7549 0000 0000 5951 780 - SWIFT/BIC Code: CRGEITGG314  
Kontoinhaber: Villa il Poggiolo di Bricca Mauro - Via Monade, 56 - 18013 Diano Marina (IM)  
Banca CA.RI.GE. – Agency 314 – Piazza Maglione, 1 – 18013 Diano Marina (IM) Italy  
ABI: 06175 – CAB: 49000 – Account Number: 59517 80  
The description text of reason for payment must be exactly: **“NAME... - Apartment...”**  
Sobald die Anzahlung eingeht, erhalten Sie eine Bestätigung per E-Mail oder an die Adressen, die Sie angegeben haben.  
It is possible to cancel the reservation until 60 days before arrival, with full refund of the advance payment.  
No refund will be possible after that date.
- 5) Der Mieter verpflichtet sich, dem Inhaber oder einer von diesem beauftragten Person bei der Ankunft im Appartement **XX/XX/XXXX** den Restbetrag von Euro **XXXX** zu zahlen. (if possible in cash, please)
- 6) When the tenant receives the keys to the apartment, a further deposit of **300** Euros shall be paid in addition to the fee indicated above. This deposit shall be returned at the end of the lease after the condition of the apartment and furnishings has been checked.

- 7) The tenant shall inform the owner of any defects in the apartment or the furnishings within twenty four hours of receiving the keys.
- 8) For the period between 28/03/2015 and 31/10/2015, all electricity, water, gas and cleaning expenses are included in the price.
- 9) For the period between 31/10/2015 and 02/04/2016, the electricity, gas and cleaning expenses shall be charged separately according to the following prices:  
Electricity: € 0,40 / KWh - Gas: € 6 / m<sup>3</sup> - Water: € 2 / m<sup>3</sup>  
Cleaning charge: "VIP Suite": € 80 - "VIP Panorama": € 40  
On your arrival the initial readings for gas and electricity will be recorded, and on your departure we will take the final reading and calculate the charges. These charges will be taken from the deposit which you have left on arrival, and you will receive the difference.
- 10) Meals will not be provided. There is no Bed & Breakfast service, and breakfast and food will not be provided or supplied.
- 11) Sheets and towels will be provided once per week every Saturday. Additional sheets and towels may be requested, at the following rates: 10 Euros per double bed - 5 Euros per single bed - 5 Euros per set of towels  
Blankets are available in the apartment and are included in the price.
- 12) The apartment will be delivered after being cleaned by the cleaning service. The tenant shall clean the apartment during their stay. If cleaning services are required during the week, they shall be booked and paid for directly by the tenant.
- 13) Should the apartment or furnishings be damaged, the expenses for repairs will be detracted from the deposit. If the deposit is not sufficient, the amount needed to cover the costs shall be paid by the tenant. All expenses shall be documented.
- 14) The tenant may use the garden in the villa's grounds, and park their vehicle in the garden. Guests also have the use of a barbeque, a wood-fuelled oven, tables, seats, parasols and deck chairs. The swimming pool is closed in winter, more or less from 1/11 to 31/3 every year.
- 15) Liability: The swimming pool is private. According to Italian law regarding the leasing of a private property of less than four units, we warn you that the swimming pool is NOT supervised, there is no lifeguard, and that you use the swimming pool entirely at your own risk and danger. The maximum depth of 140cm. does not allow for diving. Please be very careful when allowing your children access to the garden and swimming pool. Warning: danger of drowning. After entering the property, it is obligatory to check that the entrance gate to the garden is completely closed. Watch children while they are in the garden, and check that they cannot get onto the road. The owner declines all liability for any accidents which may occur in the lodgings, the garden, and the swimming pool or on the road.  
By signing this contract, the tenant states that they are aware of these regulations and waives all liability relating to any accidents which may occur.
- 16) For any matter not covered by this contract, the parties specifically refer to the Italian Civil Code and in any case to current regulations and local common use.
- 17) Contact information:  
Any communications shall be made to the following address/numbers:  
Mauro Bricca – Owner: (+39) 333 6737401 (Languages: Italian and English)  
Stefano Bricca – Son of the owner: (+39) 338 5379649 (Languages: Italian and English)  
Annarella Pallara – Assistant: help for guests in case of need (+39) 339 8568585 (Language: Italian)  
Please also provide a mobile phone number, so that we can contact you if necessary during your journey to "Villa il Poggiolo".

Read, approved and signed

Diano Marina, **XX/XX/XXXX**

The Lessor:	The Tenant
	

TO VALIDATE YOUR BOOKING: PRINT AND COMPLETE THIS FORM,  
THEN SIGN AND SEND BY FAX TO: (+39) 183 809956  
OR SCAN AND SEND BY E-MAIL TO: info@villailpoggiolo.it