



“Villa il Poggiolo”

Via Monade, 56 - 18013 Diano Marina (IM) - ITALY

Tel: (+39) 333 6737401 - (+39) 345 7637381

Internet: www.villailpoggiolo.it

E-Mail: info@villailpoggiolo.it

LEASING CONTRACT FOR TOURISM LET TERMS AND CONDITIONS – CANCELLATION POLICY

The undersigned Mauro Bricca, owners of the property named “Villa il Poggiolo” located in Diano Marina (IM), at 56 Via Monade

AGREES TO LET

To:

Tenant's details: (please fill in your details)

Name	XXX
Surname	XXX
Address	
City	
Country	
Mobile telephone <small>* please include international dialling code, e.g.: (+44)</small>	
Home telephone (optional) <small>* please include international dialling code, e.g.: (+44)</small>	
E-Mail	

The apartments in “Villa il Poggiolo” named:

- “**ViP Suite**” measuring approximately 160 m², on the raised ground floor, composed of a lounge, kitchen, three bedrooms, bathroom, closet and a small second bathroom - for 8, 10 people maximum
- “**ViP Panorama**” measuring approximately 60 m², on the second floor, composed of a lounge with kitchenette, bedroom, bathroom and closet, terrace - for 4, 6 people maximum
- “**ViP Panorama 2**” measuring approximately 60 m², on the second floor, composed of a lounge with kitchenette, bedroom, bathroom and 2 terraces - for 4, 6 people maximum

as showed on the website: www.villailpoggiolo.it

- 1) The contract has a duration of **XX** days.
Your arrival is fixed for Saturday **XX/XX/XXXX** (day/month/year) after 4pm,
and your departure for Saturday **XX/XX/XXXX** (day/month/year) before 10am.
This timetable is necessary to prepare and clean the apartment for your arrival.

If the booking is done well in advance:

2) Booking / First payment:

A first payment of 50% is needed upon booking.

In order to secure a booking, a deposit of 50% (**XXX€**) must be transferred to the following bank account:

IBAN: IT47 J061 7549 0000 0000 5951 780 - SWIFT/BIC Code: CRGEITGG314

in the name of: VIP-BOOKING.IT 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**"

Upon receipt of the deposit you will receive confirmation via e-mail or at the contact number indicated by you.

3) Cancellation / Refund:

You can cancel for any reason and have a full refund of the first payment up til 60 days before arrival.

No refund is possible after that date.

4) Balance / Second payment:

The balance (the second 50%) must be paid 60 days before arrival with a second bank transfer.

Attention: if the second payment is not received 7 days after the 60th day before arrival, the booking will be cancelled and no refund is given. Then the house will be put on the rental market again, available for other clients

If the booking is done when there are less then 60 days before the arrival date:

5) If the booking is done less than 60 days before arrival date, the payment must be made for 100% of the amount, and no refund will be possible.

6) Security deposit:

When the tenant receives the keys to the apartment, a further deposit of Euros 300 must be paid in cash. This deposit will be returned at the end of the lease after the condition of the apartment and furnishings has been checked.

7) The tenant must inform the owner of any defects in the apartment or the furnishings within twenty four hours of receiving the keys.

8) 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.

9) The number of guests must not exceed the maximum capacity of **XX**

10) The tenant can't sublet or loan for use all or part of the apartment, if so a penalty of termination of the contract will be enforced.

11) For the period between 01/05 and 31/10, all electricity, water, gas and cleaning expenses are included in the price.

12) For the period between 01/11 and 01/05, the electricity, gas and cleaning expenses will be charged separately according to the following prices:

Electricity: € 0,40 / kWh - Gas: € 6 / m³ - Water: € 2 / m³ - Cleaning charge: "ViP Suite" € 100, "ViP Panorama" € 60

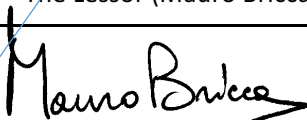
On your arrival the initial readings for gas and electricity will be recorded, and on your departure we will take the final reading and calculate the charges. These charges will be taken from the deposit which you have left on arrival, and you will receive the difference.

13) This is a self catering accommodation. Meals will not be provided. There is no Bed & Breakfast service, and breakfast and food will not be provided or supplied.

- 14) Sheets and towels will be provided only once per week.
 Additional sheets and towels may be requested, at the following rates:
 10 Euro per double bed - 5 Euro per single bed - 5 Euro per set of towels
 Blankets are available in the apartment and are included in the price.
- 15) The apartment will be delivered after being cleaned by the cleaning service. The tenant must clean the apartment during their stay. If cleaning services are required during the stay, they will be booked and paid for directly by the tenant.
- 16) 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 pool, a Jacuzzi, a barbeque, a wood-fuelled oven, tables, seats, parasols and deck chairs. All the external features are common and shared with all the guests of the villa.
- 17) 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. The same for the Jacuzzi hot tub. 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.
- 18) 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.
- 19) Contact information:
 Any communications must be made to the following address/numbers:
 Mauro Bricca, owner – Mobile/Whatsapp: (+39) 333 6737401 (Languages: Italian and English)
 Stefano Bricca, son of the owner: (+39) 338 5379649 (Languages: Italian and English)
- 20) Communications needed before your arrival:
 to prepare the house immaculately in order to welcome you properly, we need to know in advance:
 - how many people you are
 - how many double beds and/or single beds you will need
 - if you need baby high chairs, baby beds and baby changing table
 - any other special need
 Important: for latest arrangements, please contact us via email 7 days before arrival with this information, then we will give you accurate driving info and updated details about your reception.
 Lastly, 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 (Mauro Bricca)	The Tenant
	

TO VALIDATE YOUR BOOKING PLEASE:
 PRINT AND COMPLETE THIS FORM, SIGN AT THE BOTTOM, SCAN OR TAKE A PICTURE WITH YOUR SMARTPHONE AND
 SEND BY E-MAIL TO: info@villailpoggiolo.it



Certified Online Travel Agency

VIP-BOOKING.IT di Bricca Mauro

Via Monade, 56

18013 Diano Marina (IM) - ITALY

Web: <https://vip-booking.it>

Email: info@vip-booking.it

Mobile / Whatsapp: (+39) 345 7637381

Authorizations:

VAT ID: IT 01571150083

Tax Code: BRCMRA66R01E290M

Chamber of Commerce: CCIAA Imperia, n. 137652

SCIA: Diano Marina City 22/11/2016

SUAP: REP_PROV_IM/IM-SUPRO/3308-23/11/2016

Insurance 1: Public liability insurance

Filo Diretto S.p.A. - Amierreci Policy n. 1505001778/U

Insurance 2: Against insolvency or bankruptcy

Filo Diretto S.p.A. - Amitravel Protection Policy n. 6006000154/Y