

EREMO DELLE FATE, SPOLETO HOUSE RENTAL AGREEMENT

This agreement protects both tenants and landlords in the event of any problems or discrepancies and must be signed and returned. We thank you for your co-operation.

1. GUESTS:

To ensure our properties are not "over worked" we have advised how many people each home accommodates. With this in mind and to prevent problems of discomfort to our tenants, we do not allow any more people in the premises than quoted. The landlord may immediately cancel the booking without refund if this condition is not adhered to. Tents, caravans or swags are NOT PERMITTED on the property. Tenants acknowledge that the property is for private holiday use and not for commercial purposes or the like.

2. BOOKINGS:

All bookings are accepted by the Agent in good faith but are subject to change or cancellation by the landlord prior to the commencement of the booking. If cancellations occur as a result of actions by the landlord of the property, the Agent will make reasonable attempts to secure alternative accommodation. If no alternative can be secured, all monies paid by the tenant shall be refunded.

3. DEPOSIT:

To secure your booking we require a deposit.

Unfortunately the booking will be automatically cancelled if the Deposit is not received within 2 days. Receipt will be forwarded to you to confirm the booking within 2 days. Please contact us if receipt is not received. Can also be require a children's deposit in the presence of young babes. In this case, the day of your departure the deposit will be refunded once a satisfactory inspection of the property has been completed by one of our staff members.

4. ACCOMMODATION COST:

The accommodation cost is payable 90 days (12 weeks) prior to your arrival. Please note that if this payment is not received, the landlords are able to cancel the booking and implement the conditions outlined below under "Cancellations". Please contact us should you have any difficulties or queries regarding the accommodation payments.

5. METHOD OF PAYMENT:

(a) **PayPal** on our website's page

This is the less expensive way to pay, the fastest and the most safe for both.

(b) Direct credit to our **Bank account**.

The money transfer must be done "free of fees for the receiver"

Otherwise a 5 to 10% fees are charged by the banks

Please forward a copy of confirmation of payment to us by email.

6. CANCELLATIONS

To avoid errors and disappointment we ask that all cancellations be forwarded to us in writing by post or email. If a cancellation is made prior to the commencement of the booking:

A) **The deposit** : is always not refundable.

B) **The balance** : In the event you cancel within 12 weeks of the arrival we regret we will not be able to return any monies paid. However, we will continue to market the villa and should we receive a booking at the normal rate for the period concerned only the balance will be returned to you.

I.E. : we will endeavour to return the balance if we are able to re-let the property.

Pay Attention: NO money will be refunded only if the property is NOT re-let for the same period.

7. TENANT'S OBLIGATIONS:

Our holiday rentals are privately owned properties offering all furnishings, beds, kitchen utensils and cleaning equipment.

The tenancy is conditional upon the tenant:

- 1) Providing general security in and around the property during the occupancy.
- 2) Notifying the Landlord of all breakages, damage, and failure of electrical or plumbing equipment as soon as practicable. The cost of rectifying any such loss or damage caused by the tenant will be charged accordingly.
- 3) The maximum number of people on the property should never exceed the number allowed by Landlord – strict rules apply.
- 4) Leaving the property in a clean and tidy manner and removing all rubbish, bottles, food and personal items.
- 5) Securely locking property on departure and returning the keys to our office.
- 6) No domestic pets permitted on or about the property during the tenancy, unless exception has been made by the specific property.
- 7) Smoking is prohibited in all holiday rentals.
- 8) A cleaning service at the tenant's expense is available.
- 9) Any additional cleaning required for a property will be charged at the tenant's expense.

8. DISCLAIMER

The landlord does not accept liability:

- (1) For any loss, damage or injury to the person or belongings of the tenants or any third party however caused, whilst leased by the tenant before, during or after the period of the tenancy.
- (2) For any error or omission in the Holiday Home rental agreement. All printed written or verbal description of the premises by the landlord is made in good faith but no responsibility shall be accepted for any misdescription.