

**Rossi Real Estate S.r.l.**  
**General Rental Terms and Conditions**

**1) INTRODUCTION**

The following general terms and conditions are an integrating part of the contract stipulated with Rossi Real Estate S.r.l.

The rental conditions refer to the renting of the residence for residential and tourist purposes and holidays at the prices and periods agreed and booked even through the company website [www.vistadelmare.it](http://www.vistadelmare.it).

This contract will expire at the time indicated on the booking application, without prior notice and with absolute exclusion of automatic renewal.

The Renter cannot change the destination of the property, object of rent for holiday, or transfer to third parties such contract, even as a free loan.

The number of people that will stay in the selected apartment must not be different from that indicated on the booking which must be no more than the number of sleeping posts foreseen for every apartment.

The minimum booking is of 15 day stay with periods that run from Saturday to Saturday.

The expenses regarding electricity, water, gas and maintenance expenses, are included in the specified rent.

No pets allowed.

**2) BOOKINGS AND CONFIRMATION- DEPOSIT AND SETTLEMENT**

The renter must pay, at the time of booking, a 30% deposit by computer system. Alternatively it is possible to contact us by phone or e-mail and agree on other methods of payment different from that specified above.

The bookings won't be retained valid if **within four hours from the booking** no type of electronic payment has been received or, in the case of an agreed alternative method of payment **within four days from the booking** the payment by bank draft, postal transfer or other means of payment has not been received; in case the aforesaid terms expire the renter will renounce the booking and authorize the cancellation of the booking itself.

The rental contract will be completed with the handing over of the keys and the contextual and peremptory payment of the settlement and any additional costs, where agreed.

At the return of the keys (upon presentation of an **identity document**, the **booking form** previously sent and the **copy of the bank transfer or other means of payment used**) the renter must pay the settlement either by cash (if the amount to be settled is not more than 1.000,00 Euros) or by bank/postal check or bank draft payable to Rossi Real Estate S.r.l. In addition, the Renter must pay at Check-in a sum from 200,00 (two hundred /00) to € 300,00 (three hundred /00) according to the chosen apartment, as a deposit that will be returned at the end of the stay after an inspection of the conditions of the property, furnishings, fittings and accessories at their disposal.

**3) ARRIVALS AND DEPARTURES**

The apartments will be available at 5:00pm (prior to specific notice of the staff) and must be vacated by 10:00am.

**4) CLAIMS AND DAMAGES**

The renter is required to inform Rossi Real Estate S.r.l. of any damage to the property and furnishings including the fittings within forty-eight hours from Check-in. Any claim made at the end of the stay won't be taken into consideration.

The Property must be returned free of rubbish bags and both the cooker and oven cleaned otherwise an amount of € 50,00 (fifty /00) will be deducted from the deposit.

From the amount left as a deposit by the renter will be taken the necessary sum for the eventual reparation of any damages in the property and/or fittings caused by the renter.

#### 5) CANCELLATIONS, NON SHOWING AND ANTICIPATED DEPARTURES

Any cancellations made by the renter will cause the loss of the entire deposit. In case of non showing on the expected date, or an anticipated departure, the renter won't be reimbursed, except for the deposit of guarantee after having verified that there have not been any damages to the property and its content.

Possible extensions of renting must be communicated as soon as possible to Rossi Real Estate S.r.l. and agreed upon in writing.

#### 6) ROSSI REAL ESTATE LIABILITY

The company will not be responsible for any eventual interruption of the services beyond their control, or presence of noises or other inconveniences that occur in the proximities or near the apartment rented.

Rossi Real Estate srl will not be held responsible for eventual thefts.

#### 7) CONTRACTUAL CHANGES AND CONTROVERSIES

Any changes to the rental contract cannot be made, and cannot be proved, unless by written act.

The signature of the booking form and the booking itself implies the acknowledgment of these general rental terms and involves the acceptance without reservations or exceptions of the clauses in this document. The renter signing the contract will be responsible for the payment of the rent.

For what is not specified in this contract the parties submit to the dispositions of the civil code, and however to the regulations in force and the local uses.

Any controversy arising from the termination of the rental contract will be settled out of court. In case of a non agreement the parties expressly recognize the exclusive competence of the Court of Fermo.

#### 8) REGULATIONS ON PERSONAL DATA

The owner and the renter both authorize that their personal data can only be communicated to third parties in relationship with the rental contract (under L.D. nr. 196/2003).

I declare to have read all the general rental terms and conditions and expressly accept all the points 1,2,3,4,5,6,7 and 8.