

Residence Frascati

Customers on their arrival are required to register through their identity documents, to take note of these Regulations and sign the agreement to express acceptance, along with the membership contract

- **TERMS OF PAYMENT:** The reservation is valid as soon as the deposit of 30% of total cost has been sent (by bank transfer, money order, cashier's check, direct debit from credit card), pursuant to Art. 1382 CC

The rest of total amount will be paid at check in

- **WITHDRAWAL FROM THE CONTRACT:** if the customer wants to terminate the contract for any reason, will lose the deposit, which will not be returned under any circumstance, as well as the extra days paid in advance.

- The guest / tenant releases the landlord from any liability for damages to persons and / or goods which may occur during the stay.

- The tenant and cohabitants will be allowed to occupy the apartment exclusively for touristic purposes, or for a determinate period.

- Check-in can be done between 2 PM and 6 PM on the arrival day. Check out must be done no later than 10 AM on the departure day. If the apartments will be ready before the earliest check in time, the management will allow customers to check-in in advance.

The check-in time should always be agreed in advance with the management.

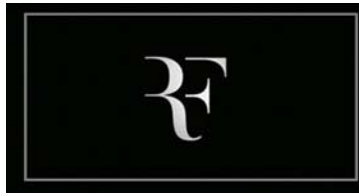
- The customer is required to check upon arrival that everything in the assigned apartment is in working order and without any damage (and the corresponding inventory attached to this contract), to take the care of the property and furniture, and electric equipment, for the cleaning of which are suitable mild detergents (recommended a water and ammonia solution). If any damage or faulty appliance be found during customer inspection, it has to be reported to the management within 24 hours from check-in.

The reorganization and cleaning of the kitchen is always on the customer; otherwise you will be charged Euro 30,00 for cleaning cost.

- The customer is allowed to use only the facilities provided and will comply with the General Regulation of the Residence, without any modification, improvement or addition to the property.

Any special requests must be reported and agreed with the management

- No discounts or refunds of any kind can be applied. In case the chosen apartment will not be available or ready the management will provide the most similar accommodation to the customer.



Residence Frascati

DEPOSIT - Upon delivery of keys, the Tenant is obligated under the Art.1782 DC, to pay a non-interest bearing deposit amounting to EUR 300.00, to cover any shortages, breakage or damage caused by users to the rented apartment. The deposit is returned at the end of the stay, after the accommodation and facilities will be checked by the management. If at the moment of check-out there will be no management, the deposit will be returned in the manner previously specified by the customer and following the related controls, holding back any costs for damages, repairs and cleaning fees.

- Sorry, pets are not allowed.

- In case of repairs or essential maintenance, personnel of the residence or technicians will be allowed in the apartment after the guests will be notified in advance by the management.

- It's strictly forbidden that properties are occupied permanently by people other than those stated in the contract. Any exceptions must be agreed with the management for the necessary legal obligations. The violation, even occasionally, of this rule will result in the termination of the contract, pursuant to art.1456 CC, and the application of the fine stated under the art. 1382 CC

Subletting it's expressly forbidden.

Occasional visits will be allowed but in any case no overnight stay, unless otherwise agreed between the tenant and management. It's strictly forbidden to make barbecue, use of bicycles and playing ball games in common areas

- The direction is not responsible for any claims in the event that the customer will not be satisfied with an accommodation booked on-line.

- Excessive Noise, shouting, loud radios and televisions, are strictly prohibited. Silence must be strictly adhered to from 2 PM to 4 PM and after 10 PM.

- It's strictly forbidden to hang out laundry and beach towels from balconies and windows.

- All corridors and stairwells are NO-standing zones.

- Minors will not be allowed to stay unless accompanied by an adult.

- The rent includes:

" Consumption costs (water, electricity and gas)

"The use of furniture, appliances and accessories (Refer to inventory)

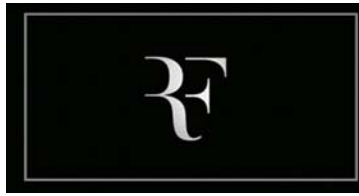
»Satellite television

"Telephone (excluding consumption and the related costs)

"Wireless Internet service

»Basic equipment for household and personal cleaning, as well as

Oil, sugar and salt for which would be very appreciated the replenishment before the departure day



Residence Frascati

- » Air conditioning
- » Hairdryer
- » Hot water
- » Cot

- » Bed linen and towels for guests

For stays longer than seven days, change of towels and bed linens will be carried once a week.

Upon request and with an extra to be paid in advance, the following services can be provided

Parking within the residence car park

(Weekly cost € 20,00 - Monthly cost € 50,00)

- » Communal with PAY-AS-YOU-GO washing machines and dryers is located at the 4th floor.

Upon request and under the tenant responsibility, steam iron and ironing board can be provided.

- » Extra beds

- » Breakfast at the “Antica Colonia” hotel restaurant

- » Restaurant dinner service at the “Antica Colonia” hotel restaurant

3 courses mean including ¼ liter of water and ¼ liter of wine € 25,00

- » Extra clearing service during the stay € 25,00

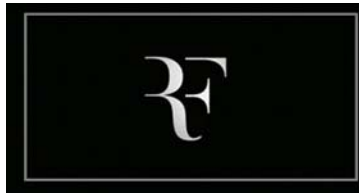
- » Extra towels and bed linen set for 2 person € 15,00

- » Extra cleaning service and bed linen € 30,00

- » Transfer from and to the Airport

- » Transfer from and to Frascati train station

The council of Frascati provides for the collection of waste according to the schedule that you will find in the calendar attached.



Residence Frascati

The containers for waste recycling can be found in the drawers underneath the kitchen sink and are marked accordingly, those for the regular collection outside the building.

DISPUTES –

Any dispute, or incorrect interpretation of all of the above mentioned, can be exclusively escalated to the FORO of Rome Court. Therefore all references are made to the Italian Civil Code (C.C.) rules and to local habits and customs.

Unwanted persons that may cause problems to guests and damage to the property and to people, or could prejudice the correct enjoyment of the stay, will be removed from the residence. Under the Art. 1341 of the commercial code.

Frascati _____

For acceptance _____