

SHORT TERM VACATION RENTAL & SERVICES CONTRACT FOR: Villa xxxxxxxxxxx

As agreed between:

PROPERTY MANAGER, for servicing and management:
HOLIDAY GARDA SRL:
Via Nazionale 49, Puegnago del Garda, BS, 25080
Piva: IT0360996098,
hereinafter the "property manager"

THE OWNER, for the property
accommodation:

xxxxxxxxxxx

hereinafter the "owner"

and the TENANT:
xxxxxxxxxxx

hereinafter the "tenant"

For the short-term Rental and Servicing of the property; **Villa xxxxxxxxxxx**, details and conditions as follows:

Villa xxxxxxxxxxx Booking Details

- From Arrival Date: xxxxxxxxxxx **at or after** Until Departure Date: **xxxxxxxxxxx before**

- For a total number of **xx Adults** and **xx Children** and **xx Babies**

- For a total all inclusive price of: **€xxxx**

This rental price is divided between the owner and Holiday Garda. The price includes all furnishings and fittings as described in the property advertising, all management fees and commissions, final cleaning, linens, towels, concierge service, Wifi, standard use of utilities except heating (charged extra if used), and Tourist Tax.

Refundable Damage Deposit

For reservations booked via airbnb or tripadvisor, the portal will manage the damage deposit. For all other bookings, the damage deposit can be paid by credit card preauthorisation or cash on arrival (refunded by bank transfer minus bank fees). Deposit charges will be refunded within 2 working days after check-out if there has been no damage to the property and the checkout instructions have been respected. If there are damages, you will be informed, and the damage deposit held until the cost of the repair has been determined and paid.

Cancellation Policy

You may cancel the booking at any time up to 60 days before your arrival date, and your advance payments will be returned in full. If you cancel the booking between 60 and 30 days of your arrival, the prepayments will not be refunded. If you cancel within 30 days of arrival, the entire amount of the stay

is due. In the unlikely event that the owner must cancel your booking all of your payments will be refunded in full.

General Terms & Conditions

- 1) The tenant shall report to the Property Manager any deterioration or breakage occurring during the rental period and undertakes to maintain in good condition the House and its amenities. If the tenant finds breakages or deteriorations on arrival, occurring before the tenant's stay, these must be reported within 24 hours of check-in.
- 2) The tenant is liable for the full value of damages due to his negligence as well as accidental damage during the stay. Tenants are required to have liability insurance that will cover damages over and above the amount of the damage deposit.
- 3) The tenant must provide the property manager with a scanned copy of the identity document of the person named in this contract, as well as name/date & country of birth/ citizenship for all the persons staying in the house for the duration of the rental. An online registration form will be provided.
- 4) The tenant releases the owner and the property manager from liability for any damage or injury to themselves or their property during their stay, including accidents in the swimming pool, the villa and the garden, as well as theft or stolen property.
- 5) Neither the Owner nor the Property Manager can be held responsible for Acts of God natural disasters and other events outside of his/her control. Guests should take out adequate travel insurance to cover them in the event of such circumstances.
- 6) The tenant agrees to comply with all house rules and care guidelines included in the villa documentation, including smoking rules, rubbish removal rules, and checkout rules. Failure to do so may result in cleaning charges or local fines which will be deducted from the damage deposit.
- 7) Pets may be allowed, only on specific confirmation with the property manager, with an extra fee. Guests must ensure their pets do not disturb or endanger the neighbours. All pet mess must be cleaned before leaving. Failure to do so may result in extra charges.
- 8) For the execution of this agreement, the parties elect domicile in the country where the property is situated. In the event of a dispute, the competent court will be in Brescia. Intention to initiate a dispute must be communicated within 7 days of departure.
- 9) The official language of the contract and also for all resolution of disputes is English or Italian.

PRIVACY STATEMENT

I hereby authorize the use of my personal details solely for circulation within the company and as necessary to fulfil the legal requirements of my stay in relation to the Italian Legislative Decree n° 196/2003 "

Tenant Signature:

Date:

TENANT SIGNATURE

I, the Tenant, have read and accept all of the details above, including the terms and conditions.

Tenant Signature:

Date :

PROPERTY MANAGER & OWNER SIGNATURE

I, the representative of the Property Manager and the legal delgate of the Owner for purposes of the rental, have read and accept all of the details above, including the terms and conditions:

Christina Ayer, Reservations Director, Holiday Garda SRL:



05/12/2018

If you do not wish to use the Adobe Docusign system for digital signatures, then please print and sign this document. Return signed copy by regular mail to: Christina Ayer, via Roma 58, 25070 Sabbio Chiese, Italy. OR scan/photograph and send by email to info@holiday-garda.com