



## General conditions - studio Ulivo8, Acquaseria, Italy

1. Lessor is bound to make the apartment available to the tenant on the date and time agreed and in good condition.
2. Tenant is bound to use the apartment properly as befits a good family man.
3. In case of a calamity, the tenant must inform the lessor without delay by phone and e-mail.
4. The apartment may only be used for habitation based on holiday rental. Each alteration made by the tenant to the usage of the apartment is not allowed.
5. The apartment may be inhabited by no more than 2 persons.
6. Smoking indoors is not allowed. In case there is smoked anyway, half of the bail shall be deducted for cleaning purposes.
7. Pets are not allowed in the apartment.
8. On the day of arrival the apartment is available from 15 PM and on the day of departure the tenant has to leave the apartment by 10 AM.
9. The usage of the fixed inventory and normal usage of electricity, gas and water is included in the rental.
10. Not included in the rental are the final cleaning, linen packages, bathlinen and kitchen linen.
11. The mandatory final cleaning is taken care of on cost of the tenant.
12. The initial deposit is 50% of the rental and must be payed within 14 days after making the reservation. The amount has to be remitted to IBAN NL31 TRIO 0197 9294 35 in the name of Hoiting e/o Ilcken quoting the rental period. After having received the amount the booking is definite.
13. Lessor employs a bail of € 100,-- per rental period. This bail must be payed by the tenant together with the second installment of the rental. The bail shall be payed back within 2 weeks after the end of the rental period (provided that there is no damage, loss of keys, smoking in the apartment, etc.).



14. The remaining amount of the rental together with the bail of € 100,-- must be received by the lessor no later than 3 weeks before the rental period starts.

15. In case the tenant, for any reason, cannot accept the apartment on the agreed date, he is bound to inform the lessor without delay. In such a case lessor is authorized to charge the tenant a cancellation fee. In addition the following rules will be employed:

- till 3 weeks before the start, 50% of the rental;
- till 2 weeks before the start, 70% of the rental;
- within 1 week before the start, 90% of the rental.