

La Villa di Torre Alfina
Rental Agreement
2020-21

1. **Length of stay.** Rentals are accepted on a weekly basis, starting and ending on Saturday. New guests may only check in on Saturdays, between 4:00 p.m. and 7:00 p.m. Departing guests must check out by 10:00 am on the agreed day of departure. Arrangements other than Saturday to Saturday may be accepted in off-peak periods.

By paying all required rental fees and deposits,

(Name) _____ and their guests (collectively, "guests") are entitled to use the property from (date) _____ to (date) _____, (yr) _____.

2. **Peaceful occupancy of property.** In using or occupying the premises, guests agree they will not damage the property or its contents, nor use the property in a way that substantially interferes with the peace, comfort, or safety of the residents of Torre Alfina.

3. **Number of occupants.** **La Villa di Torre Alfina** can accommodate up to eight people (two per bedroom) at any given time. Additional guests may be permitted under special circumstances, but only with prior approval from the property owners.

4. **Payments.** A deposit of 30% of the total rental amount is required to confirm your reservation. The remaining balance (70%) is due 90 days before the start date of the rental. If the balance payment is not received on or before this deadline, the booking is subject to cancellation without further notice. Payments can be made online through our website (www.villatorrealfina.com), by wire transfer or by personal check.

5. **Cancellation and Trip Insurance.** **All payments, once made, are not refundable.** The property owners strongly advise guests to purchase travel insurance sufficient to protect against penalties or losses associated with any possible interruption or inconvenience in travel.

6. **Falsified reservations.** Any reservation obtained under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

7. **No smoking.** The villa is a non-smoking environment. Guests are permitted to smoke outdoors only. Failure to abide by these rules will result in the termination of the contract and loss of the security deposit and any unused rental fees.

8. **Cleaning and utility costs.** The villa will be furnished with bed, bathroom, and kitchen linens. A fresh set of bath towels will be provided at mid-week (Wednesday), and bed linens and towels on Saturday mornings for multi-week rentals. The rental fee includes the cost of water, gas, electricity, heating* and cooling*, wireless Internet, satellite television, landline-to-landline telephone calls to the United States and Western Europe, and final cleaning.

9. **Tourist taxes.** Italian authorities may impose tourist taxes per occupant per night. This situation remains variable. Any such taxes, if charged, are the financial responsibility of the guests.

10. **Recycling and trash disposal.** We are proud of the fact that Torre Alfina differentiates paper, plastic, glass and biodegradable garbage for recycling. The villa owners provide containers for easy separation as well as information on collection times.

11. **Laundry.** A self-service washer is provided free of charge. Indoor and outdoor clotheslines are available.

12. **Swimming pool.** Villa guests are invited to use the swimming pool and sunbathing facilities at *Ristorante Albergo Nuovo Castello*, the hotel around the corner, the cost of which will be covered by the owners. The swimming pool is unsupervised, and guests who choose to swim do so at their own risk. Neither La Villa di Torre Alfina nor Albergo Nuovo Castello assumes any responsibility or liability for guests' use of the swimming pool.

13. **Parking.** There is ample parking for several cars inside the villa gate. The gate should be locked when nobody is at home and at night.

14. **Air conditioning*.** **La Villa di Torre Alfina** is equipped with air conditioning normally set at 74°F (24°C) year round. Guests who prefer the house cooler in summer (or warmer in winter—see below) can request this, however, a subsidy of €200 per week will be charged.

15. **Heating*.** The heating/hot water system at **La Villa di Torre Alfina** is central and autonomous. Italian law discourages the use of central heating between 15 April and 1 November. Winter rental rates include the cost of heating. Guests who prefer a higher heat setting in winter (for which guests would pay an additional €200 per week) can discuss this with the property owners or manager upon arrival.

16. **Documents.** As required by Italian law, all guests must produce a means of identification (ID card or passport) at the time of arrival.

17. **Access.** The owners and their designated representatives have unlimited access to the property for maintenance purposes (e.g., inspections/ repairs, regular maintenance of gardens, etc.).

18. **Jurisdiction.** This writing constitutes a binding contract and is the entire agreement between the parties, notwithstanding any other dealings between them. This Agreement supersedes all prior and contemporaneous negotiations and understandings between the parties whether oral or written, expressed or implied. By virtue of the initial deposit having been paid and the booking confirmed, all guests are deemed to accept the terms and conditions stated above without reservation and without exception, and the guest executing this agreement consents explicitly to these terms and conditions and agrees to hold the property owners harmless from any losses, claims or damages sustained by himself/ herself or by any of his/her fellow guests. If any of the conditions of this contract have become or are declared invalid, the other conditions remain in effect and cannot be contested. By signing below, I agree to all terms and conditions of this agreement and warrant that I have the authority to sign it on behalf of my entire party. The jurisdiction of this agreement shall be Italy, unless otherwise determined by the Owner.

19. **Cancellation by owner.** In the event of cancellation of the booking by the owner, all funds paid by the guest will be refunded.

20. **Special COVID-19 procedures and refund policy.** The Government of Italy periodically issues or updates special legislative decrees regarding the conduct of business and tourism activities during the COVID-19 pandemic. As owners of the villa we are required to respect these rules and protections. Below are some of the things we are doing to ensure that you and your family have an enjoyable and healthy stay:

- For the remainder of calendar year 2020, reservations will be spaced to ensure that the villa remains unoccupied one week between groups to allow for deep cleaning and natural disinfection;
- Check-in, cleaning and disinfection will be in accordance with the following detailed national guidelines: <http://www.italia.it/en/useful-info/guidance-standards-for-hospitality-reopening.html>
- Wherever possible, guest relations will be handled virtually or by telephone;
- Interaction with guests, where necessary, will be conducted in strict accordance with proper masking and physical distancing protocols;
- Sanitizing hand gel and appropriate cleaning supplies will be made available throughout the villa;
- Information on COVID-19 prevention measures will be made available to all guests;
- Should your stay be prevented or interrupted due to new travel restrictions imposed by the Italian Government, any unused funds will be refunded on daily, pro-rated basis.

Signed _____ Date _____
 (Guest, on behalf of entire party)

By signing below, I agree to all terms and conditions of this agreement and warrant that I have the authority to sign it on behalf of all owners.

Signed _____ Date _____
 (Owner, on behalf of all owners OR their designated representative)