

'IL POGGIOLO'

Vacation Rental Contract

The apartment is located in Todi, Italy

1. CHECK-IN TIME is anytime after 12:00 PM (noon) on the 1ST day of the month and CHECK OUT is 12:00PM (noon) on the last day of the month. (Early Check-In may be available upon prior approval and availability).
2. NON SMOKING apartment.
3. NO pets of any kind are permitted on property (Animals permitted in accordance with the American Disability Act)
4. PAYMENT – An advance payment equal to 50% of the rental rate is required to confirm your reservation. The advance payment will be applied toward the rent. Please make payments in the form of traveler's checks, money orders, cashiers checks, personal checks or Paypal payable to Bayside Properties. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days prior to your arrival date. (If a personal check is your chosen method of payment on the final payment, payment must be received at least 30 days prior to arrival to allow personal check to clear your banking institution).
5. CANCELLATIONS – A one hundred twenty (120) day notice is required for cancellation. Cancellations that are made more than one hundred twenty (120) days prior to the arrival date will incur no penalty except if deposits were made via credit card or Paypal. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. A full refund minus any credit card processing fees will be made. Cancellations or changes that result in a shortened stay, that are made within 120 days of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent or deposit.
6. MAXIMUM OCCUPANCY- The maximum number of guests per apartment is limited to four (4) persons. Only registered tenants are allowed to stay in the apartment. The renter assumes all responsibilities for their guests.
7. RENTAL PERIODS The apartments are rented in one-month increments at a set rate of \$1,000 USD /month. Utilities are included except for the months of December through February, In which case an additional \$200 utility charge will be assessed. If a rental is taken for less than one month, the guest will be charged the full one-month rate.
8. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate. Utilities included in the rental rate are electric, water, trash, shared internet access. (Gas for cold winter months is not included. The heat source for the apartment is gas. Gas is very expensive in Italy comparatively. An additional \$200 gas fee will be assessed for those months requiring heat (usually Dec-Feb).
9. NO DAILY MAID SERVICE – While linens and bath towels are included in the apartment, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your beach/pool towels. We do not permit towels or linens to be taken from the apartment.
10. APPLIANCES There is a washing machine in the outbuilding that is available to all guests. There is not a clothes dryer on the premises. The renter is responsible for their

own laundry detergent.

11. RATE CHANGES – Rates subject to change without notice until confirmed.
12. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
14. SWIMMING POOL – All children under the age of 14 are to be supervised at all time in the pool area. Remember this is a shared area, so please be respectful of other guests. The renter understands that it is Swim at your Own Risk as there is no lifeguard on duty.
15. NOT RESPONSIBLE FOR ACCIDENTS. Neither the owners nor landlords are responsible for any accidents, injuries or illnesses that occur while on the premises. The Homeowners/ Landlords are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____