



HOLIDAY RENTAL TERMS & CONDITIONS FOR THE APARTMENT AT VECCHIA CASA

Bookings & Payments

A 50% holding deposit & a completed Booking Form are required to secure a booking. **No booking is considered made until the deposit has been paid.** Payment of either the deposit or the full amount by whatever means confirms the agreement of the tenant/client to these terms. Upon receipt of payment, the booking will be confirmed, within 48 hours. The remaining 50% is due no fewer than 8 weeks prior to the arrival date. If a booking is less than 8 weeks prior to arrival, the full amount must be paid to secure the booking. Payments should be made by bank transfer in euro. Delay in payment will constitute cancellation by the tenant/client of the booking. If the booking form is returned by email, it is understood that you have read and accepted these conditions of booking without signature. Upon receipt of the full amount the owner will send you the final details. Bookings can not be accepted from anyone under the age of 18 years.

Security Deposit

On arrival a security deposit of €100 is to be paid to the owners or their representative, to cover any breakages, damage or extra cleaning. The tenant will be responsible for maintaining the property, furniture, fittings and equipment in the same state as at the commencement of the rental period and will indemnify the landlord against any loss or damage caused by the tenant/client. The deposit will be returned to you after an inspection is made, before your departure, less any deductions for damages and or additional cleaning, however should any further damage be discovered on further inspection within the next 7 days or before another tenant/client takes up residency, but within 14 days, then the landlord reserves the right to claim for those damages.

Cleanliness

The property will be assigned to you in clean and good order, with the washing up done and the rubbish removed. You must leave the property in the same clean and good order in which you found it otherwise the owner is entitled to deduct from your security deposit the cost of restoring the property to its original order. If on arrival you do not find the property in clean and good order you must immediately advise the owner or their representative. Sun creams and lotions can stain fabrics; any such damage must be paid for.

Furniture is not to be moved without the permission of the owner.

Use of Services

The use of the apartment includes normal use of the gas, electricity and water. Services must be turned off when not in use. An addition charge will be made for any additional usage above that which is considered reasonable.

Animals

No animals are allowed in the apartment at any time.

Smoking

No smoking is allowed inside the property. Violation of this will result in immediate eviction and the loss of your security/damage deposit.

Occupancy

The number of persons occupying the property must not exceed the number stated on the booking form and only the persons declared on the booking form may occupy the property. Violation of this will result in immediate termination of your tenancy and forfeiture of all payments.

Security

The windows must be closed and the door locked when the apartment is not occupied. The tenant/client will indemnify the owner against any loss or damage suffered as a consequence of any breach of this clause, including without limitation, any loss or damage resulting from the owner's insurance being vitiated as a consequence of the tenant's/client's actions.

Arrival & Departure Times

Arrivals are after 3:00pm, or by prior arrangement with the owner. The property must be vacated by 9:00am on the day of departure, allowing up to 35 minutes for a full inspection. A charge of €25 per hour will be made for every hour or part thereof past 9:00am that the apartment is still vacated by tenants/clients or their belongings.

Liability

The owner accepts no liability for loss or damage caused by any event which constitutes 'force majeure' i.e. wars, riots, natural disasters or for any accident or loss of property sustained by clients during the period of their rental or for any breakdown in the supply of gas, electricity and water attributable to public utilities. The owner will not be liable to the tenant/client for any loss damage or injury incurred at the property, or through use of any equipment or facilities, other than death or personal injury arising as a consequence of the negligence of the owner. Under no circumstances will the owner's liability exceed the amount paid by the tenant/client for the rental period.

Our rental agreement says: "Agent can not be held responsible for the failing of any other company due to said companies error or service interruption (i.e, electricity, water, gas, etc). However, Agents agree to do all that is humanly possible to remedy and issue as quickly as possible. Agent cannot be held responsible for acts of neighbors such as; construction, road repair and maintenance.

Complaints

Complaints must be made immediately by telephone or in person to the owner or their representative in order that they may do all possible to rectify any problem you have. Complaints must be confirmed in writing before the end of your stay. Complaints made after the end of your rental period can not be taken into consideration. In the event of a dispute the court of law of Perugia will have jurisdiction.

Access

The tenant/client will allow maintenance/cleaning staff, the owners and the owner's representative reasonable access to the property for the purposes of repair and maintenance.

Cancellation Terms

Cancellation takes effect only when written notification is received by the owners, from the person who made and agreed to the booking. Cancellation notification must be made by recorded delivery and applies from the date when received. For cancellations received more than 8 weeks before the commencement of the rental period, the holding deposit will be forfeited in full. For cancellations received less than eight weeks before the commencement of the rental period the holding deposit will be forfeited in full; any other money paid to the owner by the tenant/client will only be refunded to the tenant/client if the owner is able to re-let the property before the commencement of the rental period. In the event of the property being re-let at a lower rental than that to be paid by the tenant/client, the owner will only be obliged to refund to the tenant/client a sum equivalent to the actual rental obtained. If for any reason the booking is cancelled by the owner, all money paid by the tenant/client will be refunded to the tenant/client.

We strongly recommend that you ensure you have suitable travel insurance including cancellation cover, to guard against unforeseen circumstances.

Loc Terrazzella
Colle San Paolo
06068 Tavernelle di Panicale (PG)
Italia
www.vecchiacasa.com