

PLEASE SIGN AND RETURN ONE COPY AND RETAIN ONE FOR YOUR RECORDS

Terms and Conditions Rental Agreement - Villa San Piero, 53017 Radda in Chianti,
loc.Lucarelli 83 between:

Owner: Walburga Engl-Leube

Renter:

Rental Time:

Accommodation Price: €

The price is calculated in nightly rate x number of nights + refundable security deposit.

Nightly Rate 2027:

High Season: **€ 1.600** (rent € 1.150 + service fee € 450)

Mid Season: **€ 1.550** (rent € 1.100 + service fee € 450)

Low Season: **€ 1.400,-** (rent € 950 + service fee € 450)

The nightly service fee covers the following services:

Bedroom linens, bathroom, kitchen and pool towels according to the number of guests.

Weekly change of linens and towels with cleaning of bathrooms and kitchens for stays longer than 1 week.

4 h midweek cleaning of bathrooms and kitchens

Final cleaning of the villa through a professional service company.

Starter pack with all necessary items for bathrooms and kitchens.

Free electricity, heating, water, satellite TV and Internet.

Free use of laundry room with washer, dryer, laundry detergent, ironing board.

Personal check-in including a thorough tour through the villa with all necessary explanations, personal check-out and local assistance 24/7 online and by phone, all through our English speaking property manager Natalia.

In emergency cases personal assistance through property manager on site. In the event of an emergency call out, a call-out fee of € 40/h is payable to property manager.

Rental/Service Fee does not include:

Any services listed under "Optional Services" such as pool heating, tours, extra concierge service, extra maid services, cooking classes etc., other charges, security deposit, travel insurance for tours and services.

Minimum stay: 7 nights.

Besides the minimum stay of 7 nights any length of stay can be chosen as desired, we have no restriction to a Saturday to Saturday rental week.

Longer stay discount:

10 % on second full week and 15 % on all subsequent full weeks.

Arrival and Departure:

Arrival time is between 4:00 pm and 8:00 pm. Late or early arrivals may be arranged with advanced notice of at least 48 hours.

At least 48 hours prior to arrival, guests must contact the property manager Natalia by SMS or mail to arrange a meeting time and a meeting point to pick up keys and do the check in:

SMS to: + 39 339 6903 686 mail to: info@actiogestioni.com.

At arrival all adult guests will be required to go on a "walk-through" of the house. Many things in Italy are different and we must explain all of these items to each adult for your safety.

Departure is by 10:00 am on departure day if not otherwise agreed beforehand.

Accommodations:

The total number of persons in the rental party shall not exceed **10** persons. Any person disregarding this policy will be asked to leave without refunding any amount.

Reservations:

Reservations directly with owner via e-mail. The reservation is effective once the first payment has been received and the fully completed and signed rental agreement has been returned.

Deposits and Payment:

50% of the rental price is required at the time of reservation.

Balance in full of the rental price and security deposit is required 60 days prior to arrival.

As we hold the house only for you deposits are non refundable.

Security Deposit: € 2.000,- payable with the second payment.

Damages to the property, items within the house or property that have been damaged or broken will be charged the replacement value or the cost of the repair. Repair, replacement or theft of items or services left unpaid for will be deducted from this amount. The balance will be refunded to the client after all debts have been satisfied generally within 30 days of departure from the property or within the time it takes to determine any damages or repairs. The client agrees to pay the replacement cost of any item that is damaged or missing.

Insurance:

Travel insurance is highly recommended for all persons staying at Villa San Piero. Travel Insurance is available through your choice of carrier.

Cancellations and Refunds:

In case of government-mandated travel restrictions (i.e. due to Covid19 Virus) we fully refund your payment.

Aside from that no refunds will be made on deposits. In extreme cases of injury, illness or death we will make an effort to postpone the rental to a suitable date. We will be happy to refund the security deposit after all debts are settled. No refunds will be issued for any unused portion of the rental week.

Cancellations by owner : If for some reason beyond our control your booking period should have to be cancelled, for example, acts of nature such as flooding, fire, etc. or for such a reason we could not adequately provide you with the property in a satisfactory and safe condition, we will refund all deposits before your departure. If requested by the client in such event, we will do our best to locate another suitable rental property for the time desired.

Utilities:

Our clients must understand that many of the conveniences, which we accept as normal are not always as readily available in Italy. You should understand that the electrical systems in Italy function on a 220-voltage current. In Italy, each household receives an allotment of electricity. We have a permit for 2 households of normal electricity. To be sure that you do not go over the allotment, and loose power temporarily, it is wise to turn off lights or other appliances when not in need. You may experience a power outage while in Italy during a storm or other related interferences, which is fairly normal in Italy and elsewhere in the world. Also, the telephone system can also experience outages at times, which is also fairly normal in Italy and elsewhere in the world.

The water at Villa San Piero is pumped from 2 wells into a cistern and then inside the house, the outside water for the garden and pool is collected in a second cistern, all the water supply is controlled electrically. **Be mindful of water usage as we can take water only from our own wells and these fill slower in summer.**

At the beginning of the rental week both cisterns are full and contain 10 cbm of water. In case the cisterns need to be refilled by water truck during rental week € 500.00 need to be charged for the cost of the water delivery.

The heating systems is a state-of-the-art pellet burner + heat pump, which is started and climate controlled electrically. For your convenience there are also wood stoves and fireplace inserts for additional heating. Please understand at time electrical outages may occur, they are totally out of our control. If you experience a problem such as this, please contact our property manager who will report it to the authorities immediately. Generally, the outages are for short periods of time. We cannot make refunds due to happenings such as these during your stay.

The swimming pool is not heated in summer, so there are no extra costs for heating included in the rental rate. There is no air conditioning installed at the house, the villa was completely restored with state-of-the-art insulation of the roof. There are outside shutters in front of the windows, which help keeping the sun out in summer. In any bedroom is a fan and mosquito screens in front of the windows.

Policies:

Please respect our request to keep San Piero a NO SMOKING property, as it is a very important historical building and we wish to maintain it in the best of conditions. No pets are permitted. At the time of your arrival, you should find the house to be clean and in good working order. If however, you should find something out of working order, please contact the property manager at the number provided to you above.

Release of Claims and Acknowledgement of Risk:

I (we) do hereby expressly waive, on my behalf and that of my heirs, any and all claims, causes of action or demands of any kind against the owner of San Piero, their employees or affiliates, or anyone hired as a contract laborer by the them or their management and agree that they shall not be liable for any injury, death, illness, or material or physical loss including mental distress, loss of enjoyment, inconvenience or expense occasioned by an act or omission of any supplier providing tour services, cooking services, cleaning services, cooking lessons, or any other service arising during my voluntary participation in the above described rental of the Villa San Piero located at Loc.Lucarelli 83, 53017 Radda in Chianti(Siena) Italy.

Initial_____

I (we) accept the risks inherent in travel in a foreign country by air, land or water, including horseback, boat, mountain bike or any automobile driven by myself or by any other person including anyone who is an employee or hired as a contract laborer or any other person contacted by such persons on behalf of the rental party while staying at

Villa San Piero located at Loc.Lucarelli 83, 53017 Radda in Chianti (Siena) Italy. I have been informed of a recommended travel insurance company to cover such incidents.

Initial_____

I (we) understand that at the rental property of Villa San Piero, loc. Lucarelli 83, 53017 Radda in Chianti (Siena) Italy there is a swimming-pool which is unfenced to the persons renting the property. I accept the responsibility and risks of injury or death or illness involved to myself or any children in the rental party regarding the unfenced swimming-pool and will agree to maintain standards of safety around the pool which include at least one alert and aware adult guarding any child under the age of 18. It is prohibited to jump in the pool. I agree not to run or take glass objects to the pool area to avoid injury. I agree to keep a certified life jacket on any child who cannot swim while around the pool area. I agree to warn children of the dangers involved around a swimming-pool and of these rules. I agree that I, nor the members of the party nor the guests during the rental period, will not sue , the owner of Villa San Piero, or any other staff or person connected to the rental property for any bodily injury, death, physical or emotional damage that may incur during the rental period at Villa San Piero in Radda in Chianti Italy.

Initial_____

I (we) understand that while every effort is made to uphold high standards in all areas of the rental property and that the restorations of the property in 2011 - 2014 have brought the house up to new standards of electricity, plumbing, and other safety matters, that due to the historical nature of the house at times problems can occur with equipment, utilities, supplies, or furnishings. I also understand the tap water at Villa San Piero, loc. Lucarelli

83, 53017 Radda in Chianti (Siena) Italy comes from a well on the property. I have been advised that the water has been tested as safe drinking water and for safety reasons is treated with infrared water purification system but understand the risk of drinking unfamiliar water and have been advised that I should drink bottled water while renting the villa.

Initial _____

I (we) also understand that while every effort is made to uphold high standards of food quality with the persons contacted to cook meals for we the renters on occasion, that I may eat and drink unfamiliar foods or beverages and do not hold the owners, their management of contracted laborers or suppliers responsible for any sickness, injury or death regarding food or drink of which I have voluntarily partaken.

Initial _____

Dates renting Villa San

Piero _____

Printed names and signatures of all adults renting villa San Piero:

This image shows a blank sheet of white paper with horizontal ruling lines. On the left side, there are short vertical lines that serve as margins, creating a series of narrow columns. The rest of the page is open space for writing.

Date of signature: _____