

SHORT TERM RENTAL AGREEMENT

This agreement made this:

between:

(hereinafter called the Tenants) and Lou Saetta (hereinafter called the Landlord)
concerning the short term rental of the property located at Borgo San Fredano 32 –
Florence Italy.

Adults / Children (not to exceed 3):

Rental period starts at 3 pm on:

and ends at 11 am on:

Total Rental Amount: €

TERMS OF THE AGREEMENT

1. The Landlord have the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.
2. The Tenants shall pay for any damage done to the premises over and above normal wear and tear.
3. No animals or pets of any kind will be brought onto the premises without previous authorization.
4. The Tenants shall not sublet the property and the Tenants shall have no more than 3 (three) persons reside or sleep on the premises.
5. The Tenants shall behave in a civilized manner and disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises.
6. Landlord do not provide linens and not concerned with the daily cleaning. No reimbursement will be made for unused consumables left at the premises. If consumables exist at the premises when the Tenant arrives the Tenant is free to use them.
7. Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

8. The Tenants and Tenant's guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

9. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household.

10. The Landlord is not responsible for any illegal use of items and services within the property.

11. Landlord is not responsible for the use of the items and services within the property.

12. Tenant is advised that the property contains a gas stove and cook top, gas heating, gas grill, and other gas powered items and will seek help from management if the proper operation of such items is not fully understood.

13. Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one.

14. Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return.

15. High speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

16. Cancellation policy

One step payment: guests cancelling up to 4 weeks before the start of the holiday will receive a refund of 70% of the total payment.

More step payments: guests cancelling up to 4 weeks before the start of the holiday should not pay the balance payment, but, in any case, the booking deposit is always non-refundable.

17. Tenants say they have received all the information and documentation, including the declaration in relation to the certification of the energy performance of the property, before the signing of this contract and to be aware that copies of the documentation is present inside the apartment.

18. (We) agree to abide by the above conditions and hereby swear that the information provided above is true.

Tenant

Landlord