



Mr. Federico Hadziefendic
 Born in Subbiano (AR), on 17/4/1970
 Resident in Subbiano (AR) Loc. La Ginestra n.74
 C.F.: HDZFRC70D17I991I
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 Property identification number: 051037LTN0021
 Lendlord

And

Mr/Mrs _____
 Born in _____ State _____
 On _____
 Residing in _____ State _____
 Street _____ House number _____
 C.F.: _____
 Phone _____
 Identified with Doc. (kind of document) _____
 Number _____
 Released by _____
 Tenant

Referred to in the rest of the contractual agreement as Landlord and Tenant agree and stipulate the following:

1) OBJECT OF THE CONTRACT

The landlord leases to the tenant, who declares to accept the state of fact and law in which it is the property located in Subbiano (Ar), Loc. La Ginestra, n74, consisting of n. 9 rooms, plus kitchen and bathroom fully furnished and equipped with the following appliances: park, swimming pool, forest square with parking spaces, surveyed the N.C.E.U. of the City of Subbiano, sheet 61, particle 97, category A2, class 4, owned by the landlord.

2) OBLIGATIONS OF THE LANDLORD

The landlord, pursuant to art. 1575 c.c. is required to: [1] Deliver the leased property in a good state of maintenance. [2] Maintain it in a suitable state to serve the agreed use. [3] Guarantee the peaceful enjoyment of the lessee during the contract. The landlord is entitled, during the lease, to carry out the necessary repairs, with the exception of those of ordinary maintenance which are the responsibility of the tenant.



**VILLA
LA GINESTRA**

3) PROHIBITIONS OR OBLIGATIONS OF THE TENANT

The tenant assumes the obligation to enjoy the property leased for residential use only and exclusively for tourist purposes. The tenant declares that will stay in the property, in addition to him Mr. and Mrs.:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

for a total of _____ persons.

It is forbidden for the tenant to sublet or grant to third parties, even on a temporary and/or precarious basis, the use of the property covered by this contract, under penalty of termination of this contract for short term lease. The tenant is obliged to keep and guard the property with due diligence, he is entitled to the ordinary maintenance. He must also undertake not to modify or transform the property, given the obligation to return it, once this agreement expires, in the same state of fact and law in which he received it, except of course the normal deterioration due to the use of the same. The tenant undertakes to report to the owner the presence of any defects of both the property and the furniture that furnish it at the time of delivery of the keys.

4) DURATION OF THE CONTRACT

The present contract is stipulated for a determined time, for a duration of days _____ which cannot however exceed 30 days, with effect from the day _____ to _____. Once expired, this agreement will terminate automatically without the need for any termination of the parties, with the consequent obligation of the tenant to immediately return the property to the landlord.

5) RENT AND VARIOUS EXPENSES

The rent agreed by the parties is equal to Euros _____ that the tenant:

- Is obliged to pay the landlord in the following ways bank transfer to the account
- IT81H083451400000000054257

the tenant agrees to pay € _____ equal to 30% of the total amount of rent as booking deposit before the _____.

In case of cancellation of the reservation, the deposit will be refunded 100% by the 90th day before arrival. After the 90th day the deposit will not be refunded. The balance of the total amount, € _____ must be paid within 45 days from the date of check in, that is _____. This amount is inclusive of variable costs such as utilities, taxes and cleaning at check out.

The house is rented with bed linen, towels for _____ persons and one change of them.



6) DEPOSIT

The tenant is obliged to pay to the landlord the sum of € 1.000,00 as a security deposit, cash at the check in date, which will be returned at the expiration of the lease (check out) after verification by the landlord of the state of the property and furniture that furnish it. If, at the moment of restitution, the landlord detects the presence of damage to the furniture or to the rented property, the sum given as a deposit by the tenant will be deducted from the amount necessary to repair the same or for any shortage attributable to the conduct of the tenant. If the amount of damages or shortages exceeds the amount of the security deposit, the difference must be paid to the Landlord.

7) REFERENCE

The parties agree and declare that, for everything not expressly provided for in this contract, intend to apply the provisions of the Civil Code, special laws, the rules of the Tourism Code and local customs.

8) COMPETENT COURT

The parties agree that, in case of dispute arising from the execution of this lease, the competent court is that of Arezzo.

Subbiano _____

The Landlord

Federico Hadziefendic _____

The Tenant

