

Lease Agreement

(In accordance with Article 1, paragraph 2, letter C, of Law no. 431 of December 9, 1998)

This agreement confirms that the property is leased to meet temporary housing needs. The lessee, [Signatory's Name]....., states they will not use the property for work or study purposes and declares to reside for a short period. Hence, this lease is not subject to the so-called "fair rent" regulations under Article 26, letter a, of Law 392/1978, including its amendments and integrations.

Property Description: The lease concerns a real estate unit located in Castro (LE), Zinzulusa area, consisting of two sections: the main section with a double bedroom, single bedroom, master bedroom, bathroom, hallway, living room, kitchen with electric stoves, laundry room; the secondary section, a dependance, includes a kitchen-living room, bathroom, and double bedroom. The landlord, [Landlord's Name]....., declares the unit is also equipped with two washing machines, ironing boards, irons, hairdryers, two kitchens with induction and electric stoves and ovens, refrigerators, an abundant number of dining accessories, two designer lamps, TV with satellite decoder, portable electric WI-FI with charger, 2 remotes for external lights, and all interior and exterior furnishings necessary for the stay (duplicated for both the main section and dependance). The property is leased clean, orderly, with unblemished walls, and fully functional equipment. The lessee accepts the condition of the property as compatible with what was booked, requested, paid for, and viewed on promotional pages, internet, agencies, etc. The property, located in a protected landscape area surrounded by a natural pine forest, may inherently include local fauna such as insects or arthropods.

Lessee Information: Leased to Mr./Ms. [Lessee's Name]....., born in [Birthplace]....., on [Date of Birth]....., residing at [Address]....., Tel [Telephone Number]....., Fiscal Code [Fiscal Code]....., VAT Number [VAT Number].....

Lease Terms:

1. The lease is effective from [Start Date] 2024 to [End Date] 2024, for a maximum of 7 (seven) persons. Check-in is on Saturday from 19—21 PM and check-out is on Saturday by 9.30 AM.
2. The lessee shall not sublet, lend, transfer in whole or in part, the reservation of the property, under penalty of automatic termination of the contract and loss of the security deposit, agreed sum for the stay, and all payments made for any reason.
3. Any substitution of persons during the lease period is prohibited, unless previously agreed upon and endorsed in writing by the Landlord. The presence of more than 7 persons, not declared at the signing of this contract, results in its immediate termination, loss of security deposit, and all sums paid at booking, without excluding the Landlord's right to damages.
4. The landlord grants the lessee the enjoyment of the property, including furnishings and household items. The provision of meals, beverages, security, custody, cleaning, rearrangement, and maintenance of the premises and furnishings is expressly excluded.
5. The rental fee, considering the property's objective conditions and location, is agreed upon in euros [Amount]....., to be paid as outlined on the website's terms and conditions page.

6. At check-in, the lessee is required to pay the already specified amount for the stay, and a security deposit of 400.00 euros (four hundred/00) in cash. This will be refunded at the end of the lease, as defined on the website's terms and conditions page, following an inspection for any damages to the property, furnishings, wall stains, cushions, or any other items left by the landlord for use. Additionally, the lessee will pay 250.00 euros (two hundred and fifty/00) in cash to the landlord for final cleaning at check-in. At check-out, the lessee must pay in cash for any extra electrical consumption (beyond 50 kW at 0.80€/kW, as detailed on the website's terms and conditions page). The lessee is liable for any damages exceeding these amounts towards the landlord and third parties, to be unilaterally assessed by the landlord. The inspection will be conducted by the landlord and/or their delegate.
7. Animals Prohibition and Exceptions: Animals are not permitted on the premises. In cases where alternate arrangements are made with the landlord, the tenant must adhere to the following guidelines: animals shall not sleep on beds, enter the swimming pool, and all matters concerning excrement and other related issues shall be the tenant's responsibility for removal and cleaning. This is to maintain cleanliness of the property and surrounding areas. The landlord will conduct a thorough inspection at check-out to ensure sanitation and cleanliness for subsequent occupants. By signing this agreement, the tenant authorizes the landlord to fully and completely address these matters, deducting necessary sums from the security deposit.
8. Landlord's Right to Immediate Eviction: The landlord reserves the exclusive right to demand the immediate removal of the tenant and guests from the property, along with forfeiture of all payments made (security deposit, check-out fees, pre-paid extras, and the rental fee) under any of the following circumstances: a) Presence of unauthorized animals of any type attributable to the tenants; b) Unauthorized individuals residing in the villa; c) Mismanagement of the property inconsistent with good family practices and disrespect of neighborhood rules (yelling, disturbances, dirtiness, etc.); d) Non-compliance with the property's regulations as outlined on the website under terms and conditions; e) Improper use of the property, such as setting up tents or parking caravans on the holiday home's land. The landlord may also seek additional compensation for damages.
9. Usage Conditions and Amenities:
 - Provision of one set of bed and bath linen;
 - Free use of water;
 - Access to all appliances and accessories provided;
 - Complimentary mobile Wi-Fi.
10. The facility is equipped as per the Terms and Conditions published on the website.
11. Compliance with any national and regional laws or ordinances concerning COVID is mandatory. Guests accept all the contract conditions and absolve the property owner of liability in all respects.
12. The landlord is not liable for extraordinary events causing interruption of the stay or partial use of services. The tenant accepts these terms without right to any refund.
13. Extra Services Available for a Fee:
 - Additional linen sets available for €25 each, to be requested at booking;
 - Additional cleaning services available for €15/hour, to be requested at booking.

14. Options for breakfast in the villa and newspaper delivery, boat rental, organized sea trips to Salento or Greece, car rental with or without driver, to be requested at booking.
15. Reporting of Property Defects: The tenant must report any defects in the property or furnishings within 24 hours of key handover. No complaints will be accepted after this period. For any issues during the stay, the tenant should contact the property managers for resolution.
16. Prohibition of Property Alterations: It is strictly forbidden to make any alterations to the property and furnishings, including painting walls, attaching nails, moving furniture, or making any modifications without prior written consent from the landlord.
17. Identity Documentation Requirement: Upon arrival, the tenant must present valid identification documents for all occupants.
18. Landlord's Right of Access: The landlord (or their delegate) reserves the right to access the rented accommodation for essential maintenance without prior notice.
19. Check-In Refusal Rights: The landlord may refuse entry to the accommodation at check-in in the following cases:
 20. Lack of valid identification.
 21. Failure to pay the balance, security deposit, or other requested fees as per the website's terms and conditions.
 22. Presence of unauthorized animals.
 23. Overcapacity beyond the number authorized for the structure.
24. Data Use Authorization: The tenant authorizes the landlord to use personal data in accordance with Legislative Decree No. 196/2003 - Privacy Code of Italy, in relation to rental agreement obligations.
25. Liability Disclaimer: The landlord is not responsible for losses, thefts, damage to tenant's property, allergic or asthmatic reactions due to the presence of animals, or for external noises. The tenant is also advised to secure personal belongings and absolves the landlord of responsibility.
26. Insurance Requirement: The tenant guarantees that all individuals included in the reservation have adequate travel and health insurance coverage, absolving the landlord of any related liabilities.
27. Acceptance of Terms: The tenant acknowledges, accepts, and approves all the aforementioned points, specifically 1 through 21.

Read, Approved, and Signed

Date: _____

Landlord: _____ Tenant: _____