



GENERAL RENTAL CONDITIONS

1. ARRIVAL-DEPARTURE SCHEDULE: our apartment is available (check in) from 03 PM on the day of arrival and must be vacated (check out) by 11:00 AM on the day of departure. Any alternative time must be previously agreed
2. CHECK IN SURCHARGES. Between 08:00 PM and 08:00 AM there will be a check in surcharge of Euro 25,00 (twenty five) for each apartment, which has to be paid direct.
3. CANCELLATION POLICIES. Should you cancel your booking for any reason, the following penalty will apply: 50% of the booking deposit if cancellation is made up to 21 days prior to commencement of rental period. – No refund (0%) if cancellation is made 20 days or less prior to commencement of rental period.
4. NO REFUND is due to client leaving the located apartment for his/her personal needs before the rental term end.
5. ALTERATIONS or CANCELLATIONS BY US. It is most unlikely that this will occur and in that eventuality we reserve the right to transfer you to one of our other properties, located in the same block. However, if this is not possible, we will cancel the booking and refund the money paid to us in full.
6. SECURITY DEPOSIT. € 200,00 payable in cash on arrival and refundable on departure. It covers any damage caused to the property or its contents by client during the rental term.
7. WHAT RENTAL INCLUDES: final cleaning charges – linen and towels (changed weekly) – appliances use – gas charges (for independent heating and warm water) electricity –
8. WHAT RENTAL DOES NOT INCLUDE: city taxes – food and household other provisions – taxi or shuttle service from/to airport/railway station – house help (optional) – weekly cleaning (optional)

9. SUPPLY FAILURE. In case of electricity, gas, water and telephone supply failure for which the National Italian Companies (ACEA, ITALGAS, TELECOM) are responsible, no refund is due to client by us.
10. NUMBER of GUESTS. The number of guests in the rented apartment must not exceed the number agreed in the booking form (children and babies count as guests)
11. PET ANIMALS. Pets are not allowed in the apartments.
12. SMOKING. Smoking is not permitted in the apartment.
13. INTERNET CONNECTION is for free with no extra charges.
14. Although this is a very safe property, Theft can occur anywhere nowadays, so we urge you to always keep the door locked and the windows closed when you're gone.
15. The owner of the apartment cannot be held responsible in any way for loss of, or damage to any personal contents belonging to the guest(s) neither or outside the premises of the property. The owner can neither be held liable for any actions or defaults caused by third parties during the rental term, nor for any injuries suffered by the guest(s) in or outside the apartment, due to any negligence on behalf of the guest(s). Guests are advised to procure their own insurance policies, covering the loss or damage to personal property or injuries incurred during their stay. One must also be aware that only Italian law is applicable and only in the Court of Rome, in the event of any discrepancy that may arise from any rental or booking. In any case, the owner of the apartment or his/her representative has the right to access the property, during the rental term, to carry out the indispensable maintenance required for the appliances, etcetera.