

Rules governing relations between guests and landlord

- Reservations –

The reservation becomes binding for the lessor only after the receipt of the deposit (art. 1385 Civil Code). The deposit must be received by the deadline specified by the lessor party, otherwise the reservation will be automatically cancelled.

- Balance –

The balance of the stay is due at the time of check-in by cash or check, at the same time as payment of the tourist tax. In the case of balance by bank transfer, this must be received by the landlord by the date of arrival.

Security Deposit: The security deposit of Euro 200 must be paid in cash only and will be returned upon check-out after checking the condition of the apartment.

- Check-in & Check-out –

Check-in: from 4:00 pm.

Late arrivals require prior written arrangements via e-mail. In case of late arrival or early departure, no refund is due.

Check-out: by 9:30 am.

- Price –

The price includes: the furnished accommodation complete with furniture, television, cutlery, dishes, pillows, blankets, sheets and towels and the normal consumption of gas, hot and cold water, electricity, and Wi-Fi. Also included is intervention for minor maintenance (these are carried out within 24/48 hours after the fault(s) is reported through qualified maintenance workers).

It is the obligation of the departing guest to return on departure the apartment tidy as it was handed over to him/her (refrigerator defrosted, no garbage and furniture, beds and sofas are not to be moved). If the guest disregards this obligation, the landlord will withhold from the deposit the amount of Euro 50.00.

The price does NOT include: Air Conditioning which is on request and is charged separately on consumption, beach service and tourist tax.

- Pets -

No pets are allowed in the apartments.

- Contract termination –

If the landlord ascertains that there is a supernumerary of people compared to that declared at the time of booking (including infants and children) and / or in case of serious non-compliance with the condominium regulations (disturbing noise of any kind, disturbance to the quiet of the condominiums, etc..), it may at its sole discretion terminate the contract without any refund and deduct from the deposit any material damage caused to the apartment and/or common condominium areas, subject to the client's obligation to immediately vacate the apartment rented thus far. The landlord reserves the right to demand payment for further hidden and/or claimed damages from third parties of the condominium area even after the client's departure. A client who fails to occupy the reserved accommodation by midnight on the day of arrival without having given timely notice shall be deemed to have given up and the lessor party shall be free to retain the deposit or amount advanced and dispose of the accommodation. However, in case of late arrival or early departure, no refund is due.

- Cancellations -

If the customer's cancellation is received by the landlord up to 30 days before the start date of the stay, 50% of the deposit paid will be refunded; from the 29th day before the start date of the stay, there will be no refund of the deposit.

Cancellations are accepted only in writing through e-mail and refunds are made by transfer to the same bank account from which the deposit was received, after notification from the customer.

- Warnings –

Parking spaces: Each apartment has one free parking space. We do not have availability for vans, campers, off-road vehicles or SUVs with a width greater than 1.85 mt.

Electric power available power and mode of use: the customer is required to make proper use of the electrical equipment in the apartment.

Breakdowns and repairs: any dysfunctions or failures of electrical and/or electronic appliances such as dishwashers, air conditioners, washing machines, refrigerators (which must be repaired by specialized personnel not available on site), have an intervention time included in the three working days following the day after the reporting of the detected inconvenience, a term within which the lessor is not obliged to make any reimbursement for breach of contract and/or damage of any kind and/or of any nature. It should be noted that the repair or replacement will be carried out in the above timeframe and manner; non-functioning refrigerators will be replaced with similar models within 24 hours of the report.

Unavailability of the apartment: If, due to force majeure, the booked apartment is not available, it will be replaced with one of the same or higher category; the replacement of the apartment that meets the above terms frees the lessor from further charges, demands and/or claims by the client. In the event of accommodation that does not meet the client's

expectations, the lessor will refund to the client what has been paid up to this point and the client will waive any further claims for reimbursement and compensation in any capacity whether present or future.

PROHIBITIONS: smoking is prohibited inside the apartments. Therefore, please smoke on the balconies or outside areas. It is forbidden to use fans, grills of any kind and light open fires.

- Responsibility –

Reporting shortages and breakages: The guest agrees to use the rented property with care and undertakes to report any breakdowns, shortages and breakages to the landlord by noon on the day after arrival, otherwise he/she will be held directly responsible for them.

The landlord is relieved of all liability for any shortage of the client's belongings and valuables or money kept in the rented accommodation.

Use of gas and electrical equipment: the customer agrees to always turn off the gas cooker after use and not leave in his absence any personal electrical equipment in operation connected to the power outlet.

Forgotten items upon departure: Items found in the apartment after departure will be kept and will remain, for up to 90 days, available for pickup by you or your designated courier.

Liability over client's property: The landlord is in no way liable for damage to vehicles parked in the outdoor condominium areas that are caused by third parties in any capacity, not even in the case of theft of bicycles or other items stored in the indoor or outdoor condominium areas or yards.

Bad weather and adverse weather conditions: In case of bad weather, wind and thunderstorms, the client will take care to keep the doors and windows of the rented apartment closed. All damages to property and persons that may result from 'failure to comply with the above will be charged to him at the same time.