

Villa Miragalli Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

Via Belvedere, 17
80065 Sant'Agnello di Sorrento (Na) - Italy
Mobil Phone +39.3392815129 Skype- VillaMiragalli -
info@villamiragalli.com

Your confirmation is as follows:

Check-in date:after 04.00 pm (No early check-in without notice please)
Check-out date: by 10.00 am (No late checkout without notice please)

Number of adults:
Number of children:
Pets: 0

Weekly Rental price € _____,00

Booking deposit 25%€ _____,00

Balance 75% due 60 days before arrival date, the ___/___/_____ € _____,00

Please fill in, sign and return the attached Rental agreement. As soon as I receive the Booking deposit payment and the Agreement signed, I `will send you a Voucher with all information needed to check in, I`ll wait at the villa to welcome and check in you! Please, once possible let me know your estimated time of arrival.

Many thanks,

Bruno Acampora
+39 3392815129

Villa Miragalli
TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between

Bruno Acampora ("Homeowner") and Mme/Mr. _____ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: Via Belvedere, 17 – 80065 Sant’Agnello di Sorrento (Na) – Italy

2. Rental Party: The rental party shall consist of Guest and the following persons, maximum 10 people (8+2):

Full name of the people in party:

1) _____ 2) _____ 3) _____

4) _____ 5) _____ 6) _____

7) _____ 8) _____ 9) _____

10) _____

3. Maximum Occupancy: The maximum number of guests is limited to 10 persons. An additional charge of € 300,00 per night for guests in excess of 10 persons will be assessed. Any substitution during the rental period if not previously agreed upon, during the rental period is forbidden.

4. Term of the Lease. The lease begins at 04.00 p.m. on Saturday _____ (the "Check-in Date") and ends at 10.00 a.m. on Saturday _____ (the "Checkout Date").

5. Minimum Stay: This property requires a minimum stay of 4 nights. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 4 days, the guest will be charged the full 1 week rate.

6. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Security Deposit: A deposit of € 1,000.00 is due at arrival. The deposit is for security. The owner or his/her representative may refuse access to the property if the deposit is not made. If the deposit is made in cash, the refund will be made at departure. If the deposit is made by credit card, the refund will be returned within 48 hours of the Checkout date.

The security deposit can be partially or fully applied to compensate:

- 1- damage to the property or furnishings;
- 2- dirt or other mess requiring excessive cleaning;
- 3- any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, he/she will be refunded as follows:

- Cancellation policy:

In case of a cancellation made by the guest, even if it is substituted by another one, the following terms and conditions are applied:

- If the cancellation is made after the payment of the Booking deposit of 25% of the Total Rental Price, this amount will not be returned as forfeit of deposit;
- If cancellation is made from the day of the Payment of the Rental Balance until 31 days the start of Rental Period, the penalty is the 75% of Total Rental price.
- If a cancellation is made from less of 31 prior to arrival date, the penalty is the 100% of the total rental price.

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Jurisdiction: In the event of controversy arising from the booking and the renting, only the Courts of Law of Sorrento and the provisions of Italian Civil Law can deal with the matter and only Italian law applies. Making the booking implies that the rental agreement and rental rules have been understood and have thereby been accepted without reserve and without exception. If any of the conditions of this contract have become invalid or were invalid or if in this contract there should be a gap, the other conditions cannot be contested. The parties agree to the terms of this Term Rental Agreement, as evidenced by the signatures set forth below.

Bruno Acampora - Homeowner

Cordialmente


Bruno Acampora

Date: ____/____/____

Phone +39 3392815129

Guest

x

Name (print): _____

Date: ____/____/____

Phone # (during stay):

VILLA MIRAGALLI RENTAL RULES

Exhibit A

1-All prices are in euro - Rentals during the medium and high season are from Saturday to Saturday, or by arrangement.

2-On high and medium Season the Rentals are inclusive of daily cleaning except the Sundays

3-Linens and towels will be changed every Saturday and Wednesday.

4-The price includes the final cleaning, linens and towels, gas, water, and electricity.

5-The Tourist Tax of € 1.50 per person per night is NOT included. Is Not due Under 18 years old. Due only for the first 7 nights No others fees or taxes are required.

6-Check-in is after 4:00pm. Check-out is before 10:00am, or by different arrangements.

7-Smoking is allowed outside only.

8-People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.

9-All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

10-Keep the property and all furnishings in good order

11-Only use appliances for their intended uses

12-PETS are permitted only with prior approval and strictly conditions.

- 1- An extra security deposit in cash of euro 500,00 (total of euro 1.500)
- 2- A recent dog photo.
- 3- No sleep or simply stay on the beds or on the sofas.
- 4- No pups in the garden
- 5- No holes in the garden
- 6- It must sleep outdoor
- 7- We have wood floor all over the villa, is your responsibility if he scratch it
- 8- Not swim in the pool or in the outdoor Jacuzzi or indoor bath or indoor Jacuzzi

All pets must be leashed at all times.

Pet owners are responsible for cleaning up any/all pet refuse.

Pets are not allowed on furniture at any time.

Any evidence of pets on furniture may incur extra cleaning fees.

All pets must be up-to-date on rabies vaccinations and all other vaccinations.

Heartworm prevention is highly recommended.

All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival.

Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.

All items above are the sole responsibility of the pet owner.

The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

13-Parking: – Parking is limited to 3 vehicles. Vehicles are to be parked in designated

parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

14-Housekeeping: There is Daily housekeeping – excluded the Sundays -, service included in the rental rate. While linens and bath towels and pool towels are included in the unit. We do not permit towels or linens to be taken from the units.

15-Hot Tub: No children under the age of 14 permitted in hot tubs without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. DO NOT STAND ON THE HOT TUB COVERS. Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm.

16-Fireplace: The fireplace is a non-vented propane gas log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. No children under the age of 14 permitted to Fireplace without adult supervision. Is not allow to use it during the months of May- June-July-August-September.

17-Water and Septic: The property is on a well and septic systems. The mineral content in the water is high. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to € 300,00 (euro three hundred/00).

18-Swimming Pool: No objects can be leave in the pool after use it , such as inflatable, ball, pool toys, air bed, etc., the objects can block the circulation and damage seriously the pool's pump.

Thank you ☺!

Bruno Acampora