

# Vatican museums Midcentury apartment

## SHORT TERM RENTAL AGREEMENT

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*This Rental Agreement shall evidence the complete terms and conditions under which the parties have agreed. As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER, for use solely as a SHORT TERM private residence, the premises located at via Candia 66, composed of n. 3 Rooms, plus kitchen and 2 bathrooms, furnished as listed in part -, in the city of Rome. **The reservation of the property involves the acceptance of these rules.** The booker will respond personally, even for the people who accompany him.*

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### TERMS & CONDITIONS

#### 1. DURATION AND FEES

The contract will have a duration equal to that shown in the booking procedure. The fee includes, for the duration of the lease, the payment of all rental charges .

It also includes:

The final cleaning

The rental of linens and towels

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#### 2. SECURITY DEPOSITS

A security deposit will be required In advance. The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT after the premises have been completely vacated less any amount necessary to pay a) extra cleaning costs, b) key replacement costs, c) cost for repair of damages to premises above ordinary wear and tear, and d) any other amount legally allowable under the terms of this agreement. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER.

#### 3. CHECK IN AND CHECK OUT

Check in / checkout in the presence of the landlord

The two sides agree to carry out a check of the apartment on the day of arrival and departure. The landlord may be represented by a person of his choice (the housekeeper).

#### Notes

At least 24 hours before arrival, considering the absence of a reception service, the guest is required to notify the manager the exact time of arrival, to receive adequate reception.

### **Check in**

The day of arrival, the apartment can be taken over from 14.00 to 20.00. Upon arrival, guests must present a valid identity document valid. If not exhibited, the reservation will be canceled and deducted the full amount paid. We will hand your keys, you will be shown the apartment and a deposit of € 100.00 for any damages and or shortages must be paid. The deposit will be returned the day of departure after inspection of the apartment by the manager. In case of damage and or shortages, a compensation will be required before departure.

### **Check out**

On departure day the owner or a representative will pick up the keys and check the status of the property, if this is released as it was delivered and whether all provisions of these conditions will be met, the deposit will be refunded. Any damage must be paid. The apartment must be released by 10:00 am, unless otherwise agreed, for cleaning purposes.

## **4. THE KEYS**

The Landlord and the Tenant define the delivery of the keys:

- On the day of arrival
- On the day of departure

### **Notes**

If keys are lost, the replacement will cost 50 €.

The conductor is committed (art. 1590 cc) to hand over the leased property in the same state in which it was received, the penalty is the compensation for any damage.

## **5. OBLIGATION OF CONDUCTOR**

The conductor must (art. 1587 of the Civil Code):

1. take over the thing and look at the diligence of a good father in the use them for the use specified in the contract or for any use that may otherwise be assumed by the circumstances;
2. give the payment due within the agreed time.

The conductor must return it to the landlord in the same state in which it was received, according to the description that has been made by the parties, subject to deterioration or consumption resulting from the use of the thing in accordance with the contract (Art. 1590 cc), but not responsible for the loss or deterioration due to age.

When the rented property needs repairs that are not borne by the conductor, it is required to give notice to the landlord (art. 1577 cc). In case of urgent repairs, the tenant can run them directly, unless redeemed, provided he gives notice to the landlord at the same time.

## **6. OBLIGATIONS OF THE LANDLORD**

The landlord must (art. 1575 of the Civil Code):

1. deliver to the tenant the rented property in good condition;

2. keep it to serve the stipulated use;
3. ensure the peaceful enjoyment of accommodation to the tenant during the tenancy.

The landlord must perform during the lease, all the necessary repairs, except for minor maintenance that are paid by the tenant.

## **7. CONDITION OF PREMISES**

RESIDENT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached property condition checklist, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, except as provided by law. At the termination of this Agreement, all of above items in this provision shall be returned to OWNER in clean and good condition and the premises shall be free of all personal property and trash not belonging to OWNER. **It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.**

## **8. INSURANCE**

RESIDENT acknowledges that OWNERS insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. The apartment is privately owned; the owner is 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.

## **9. RIGHT OF ENTRY AND INSPECTION**

OWNER may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspections and repairs. OWNE

## **10. RULES OF HOSPITALITY**

The hospitality in the property of a number of persons different than agreed will result in the termination of the contract, pursuant to art. 1456. civ. and the obligation to pay, to the landlord, a sum equal to the entire fee agreed, as a penalty pursuant to art. 1382 cod. civ., for this purpose the security deposit will be deducted.

#### **10 A. HOUSEKEEPING**

There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the apartment.

#### **10 B. PETS**

No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time.

#### **10 C. SMOKING POLICY**

All rooms are 100% smoke-free. A 50 Eur **PER GUEST** cleaning fee will be charged to any guest who violates the smoking policy.

#### **10 D. RULES DURING THE STAY**

-Check the efficiency of the apartment and tell us any anomaly or failure later than 24 hours after your arrival, do not wait until the day of departure to inform us.

-it is strictly forbidden to make a copy of the keys: trespassing, in the absence of authorization, it is a serious criminal offense punished by law. If keys are lost there is a refund of € 50.00 for the damage done.

-it is forbidden to stay in the house for a number of people than the maximum allowed. It is forbidden to enter strangers without having previously informed the manager and have received your express consent.

-All Apartments are delivered clean. The customer should ensure the daily cleaning of the apartment and will be responsible for its integrity, it is forbidden to move the furniture from their position. Upon return of the property the customer is obliged to leave the property in acceptable conditions, in particular the **cleaning of the kitchen and dishes which must be left clean and tidy**. Customers must also cater to empty the fridge and the garbage can.

-The Lessee is obliged to observe the common rules concerning the quiet especially during the afternoon and night, avoiding annoying noises and shouting. Particular silence must be respected between 22.00 and 8.00 and between 13.00 and 17.00.

-The Lessee undertakes to take the utmost care of the property entrusted to him. Crockery and other equipment of the house (chairs, blankets, etc.) should not be used or transported outside the house. All breaches involve debits, valued time to time by the Tenant. Guests will be held responsible and must pay for any damage, breakage or loss of items made by you or your guests during your stay at the accommodation. Objects that are replaced must be of the same quality as the originals.

-In Cases of doubt, the appointee will withhold the entire deposit and return any difference together with the receipt of the costs addressed to restore at a later time.

-it is absolutely forbidden to take the laundry out from the house.

-The Lessee expressly exempts the operator from any liability for direct or indirect damages that could derive from interruptions of services.

#### **11. PROHIBITIONS Sublease, LOAN AND SALE**

The sublease, the loan or transfer of the enjoyment to third parties, in whole or in part, it is forbidden, and this results in the termination of the contract.

#### **12. EARLY RETURN OF THE PROPERTY**

In case of return of the keys in advance of the deadline of rental fees already paid will not be returned.

#### **13. EXTENSIONS, MODIFICATIONS AND / OR ADDITIONS OF CONTRACT**

Any change to this agreement cannot take place, and cannot be proven, except by written instrument.

#### **14. ATTORNEY FEES**

If any legal action or proceedings be brought by either party of this Agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded.

Although not expressly provided in this agreement the parties give mutually agree that this agreement is exclusively governed by the rules the Civil Code and the applicable regional law.

#### **15. LIABILITY**

The person reserving the apartment on his/her behalf and on behalf of the using group, does hereby agree as follows: 1. To be solely responsible for the condition of the facility and to leave the apartment in neat and clean condition, in accordance with security deposit checklist and without any damage. I understand entire security deposit will be retained if the apartment is not left clean or if any damage occurs. 2. To hold Marco Gionta and Employees harmless from any and all liability for injury to person or property resulting from the use of the apartment. 3. User acknowledges that a failure to promptly reimburse Marco Gionta for all damages or liability shall, in addition, result in legal action. The undersigned has read, and on behalf of the User, agrees to be bound by the terms and conditions contained herein.

#### **16. RECEIPT OF AGREEMENT**

The RESIDENTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

## **ANNEX**

### **Furniture items in the house**

#### **Aisle:**

- 1 umbrella stand
- 3 gray umbrella

#### **Shared bathroom:**

- 2 Towels
- 2 guest towels
- 2 shower towels
- 1 carpet for the bathroom
- 1 plastic basket - white
- 1 container tub with hook
- 1 Brush for WC
- 1 pet transparent bottle for the shampoo Muji
- 1 bottle bath for the shower gel Muji
- 1 porcelain dispenser Muji
- 2 toothbrush holders porcelain Muji
- 1 Remington D3015 Hair Dryer Power

#### **Large bedroom**

- 1 duvet cover and 2 pillowcases, white double
- 1 warm quilt
- 2 pillowcases, light gray
- 4 Covers
- 4 pillows
- 2 decorative pillows gray velvet
- 1 Fitted sheet, white
- 1 Mattress protector
- 2 extra protections anti-dust mite
- 1 warm quilt
- 2 table lamps Coco
- 2 Karlsson Blue Alarm
- 1 decorative printing
- 2 Kirman carpets
- 3 coasters Zara
- 1 set of glassware (2 glasses, 1 jug)
- 1 white bench
- 1 A white container

1 wastepaper basket black and silver  
1 silver gray plaid

**In room bathroom:**

2 Bathrobes - gray anthracite  
2 towels, 2 guest towels, 2 shower towels  
1 carpet for the bathroom  
1 basket in steel and white plastic  
1 container tub with hook  
1 Brush for WC  
1 pet transparent bottle for the shampoo Muji  
1 bottle bath for the shower gel Muji  
1 Remington D3015 Hair Dryer Power

**Bedroom with two beds:**

2 Duvet cover and 2 pillowcases, white double  
2 warm quilt  
2 pillowcases, light gray  
4 Covers  
4 pillows  
2 decorative pillows  
2 Fitted sheet, white  
2 Mattress protector  
2 extra protections anti-dust mite  
2 warm quilt  
2 table lamps Ideal Lux  
2 Karlsson Alarm silver  
2 decorative prints  
2 vintage flower carpets  
1 white container  
1 chair  
1 wastepaper basket  
2 gray - black plaid b

**Kitchen:**

6 new romantic mats  
6 coasters Zara  
1 trivet gray felt Zara  
1 Microwave Whirlpool

2 Containers  
1 Coffee maker "Musetti" 3 cups black  
1 Set of 24 pieces cutlery made in Italy  
6 place mats gray  
1 dishcloth gray  
1 scissors  
1 corkscrew  
1 set of pots of 7 pieces  
1 plastic cutting board  
1 chopping board cork  
5 Kitchenware  
6 cups and saucers glass coffee  
1 set of plates composed of 18 pieces  
1 teapot MAXWELL & WILLIAMS  
1 sugar bowl MAXWELL & WILLIAMS  
2 Pitcher 270ml Swan MAXWELL & WILLIAMS for milk and coffee  
1 tablecloth anti-stain light gray  
1 transparent jug  
1 green jug  
1 set for oil and vinegar  
6 cups black and white  
6 glasses, clear glass  
2 potholders iris

**Living room:**

1 carpet Agnese  
1 silver clock Karlsson  
2 table lamp Arenite  
1 round table Hide and Seek  
2 pillows green Zara  
2 pillows silver silk  
2 pillows charcoal - gray fabric  
2 plants Chamadorea  
2 red candles and 2 candle holders  
4 pictures  
1 glass decorative jar  
1 pouf - bedside anthracite  
1 centerpiece plate Kosta Boda  
1 Eames Bird statuette

**For the sofa bed:**



2 Duvet cover and 2 pillowcases, white

2 Covers

2 pillows

2 Fitted sheet, white

2 Mattress protector

2 extra protections anti-dust mite

2 warm quilt