

VILLA TOFFOLUTTI
via Garibaldi 68 – Roncade - Treviso

RULE FOR THE LEASE OF THE ESTATE UNIT FURNISHED

1. BOOKING

The booking will exclusively happen by e-mail e/o fax to the above address.

The confirmation will take place within the following 48 hours to fax e/o e-mail address of the applicant and it is subject to the availability of the suitable apartment and the payment of the advance.

The rental lease will have beginning at 16 p.m. h. of the day of arrival with contextual delivery of the keys of the apartment, and it will automatically stop to the 10 a.m. h. of the expiration day of the approved booking, without required further confirmation and with obligation for the conductor of return of the keys

2. FORMALITY FOR PAYMENT OF THE LEASE

The confirmation of the booking will involve the obligation of the payment of the agreed rent and the payment within the following 24 hours, of the advance of the 30% of the price which must follow the payment of the sale at least thirty days before the date of arrival.

The missed payment of the due sums in the suitable terms, will involve the automatic resolution of the contract, with loss of the deposit with favour for the owner.

Additional services with the relative costs can be in writing preventively agreements and they must be corresponds with the formalities and in the terms above.

The correspondent rent of lease includes the E.U. the warm and cold water supply, the heating and the climatization, the TV, the use of the clean laundry at the beginning of the location and the assistance during the service of check-in and check-out. The changes of laundry during the lease are not scheduled for inferior stays than a week. If requested, they have an additional cost as from chart attached below.

All the payments must happen by banking whose coordinates are suitable in the attached chart and with banking expenses to load of the client.

COUNTRY	CINE.	CIN	BANK	C.A.B.	ACCOUNT
IT	34	K	07074	62010	CC0033010015

3. CONFIRMED BOOKING: FOLLOWING CANCELLATION

The cancellation of the booking by the client will give right to the owner to hold back the followings amounts:

-up to 31 days before the date of arrival: 30% of the price of the lease

-from 30 to 21 days before the date of arrival: 40%

-from 20 to 11 days before the date of arrival: 50%

-from 10 days to 72 hours before the date of arrival: 80%

-any reimbursement for subsequently cancelled received in case of release of the apartment in advance

4. CAUTION TO GUARANTEE

Contextually to the delivery of the keys for the check-in, the tenant will pay a cash security of € 300,00 for the refusione of possible damages or lacks, that will be returned at the end

of the contract during the check-out, after the positive conclusion of the verification, staying the right of the owner to the compensation of the possible great damages

5. CHECK – IN e CHECK –OUT

The apartment is delivered from 16:00h to 20.00h of the day of arrival and must be leaved within the hours 10:00 of the day of departure, through delivery and withdrawal of the keys from an entrusted of the owner which is authorized to effect the final control on the state of the places and on the possible damages.

For arrivals over the 20.00h, and within 24.00h, an additional cost of € 20,00/ will be debited

For arrivals after 24.00h, an additional cost of € 70,00/will be debited.The schedule of the departure must be communicated to the entrusted of the check-in on arrival day

6. RECEPTIVITY OF THE APARTMENTS

In the description of every apartment it is suitable the maximum number of people allowed. In any case the number of people can be increased. The animals are not admitted

7. CLEANINGS

The apartment will be delivered clean, furnished of laundry and with the necessary accessories to the stay. The kitchen, the refrigerator, and the dish must be returns clean; in contrary case an extra cost of € 50,00/will be debited

8. GENERAL DISPOSITIONS

During the times from 13:00h to 15:00h and from the 23:00h to 08:00h troublesome noises cannot be produced.

Clients are obligated to:

- to deposit the garbage to the plain earth, out of the door, within 8:30h a.m.;
- to the departure,clients are begged to leave the apartment in order, and to pick up the used laundry and the utensils from kitchen and to respectively put them on the chairs and on the table."

In the case you need the presence of our staff during the stay for any reason which will be held not seriousfrom us, will be debited you € 25,00 for each time.

In the case of the keys of the apartment are lost, we will be authorized to debit an amount of € 50,00, that includes the substitution of the lock.

In the case you forgot the keys to the internal apartment and the intervention of our staff is needed to open the door, we will be authorized to debit you an amount of € 40,00.

In the case in which a short electric circuit was verified, due to a wrong use of any instrument to the internal of the house (ex.:hair dryer), that you were not able to resolve, we will be authorized to debit you the an amount of€ 40,00/

9. COMPETENT HOLE

The contract is submitted to the Italian Law and the jurisdiction of the court of Treviso, and it is also regulated by the dispositions of the Region Veneto in vigor during its conclusion.

DESCRIPTION OF THE APARTMENTS

The unit property is located in Roncade, via Garibaldi 68, and consists in: two mini apartments on the ground floor which is accessed by a single door and only exclusive directly from the garden of the villa; in a mini apartment and three studio-apartments to first floor of the "barchessa" which is accessed by a separate staircase

The mini-apartments at the ground floor lean out on the garden and are composed of: living-room with read couch, complete of furnish and outfits, with angle cooking complete of plan cooking electric, refrigerator; matrimonial bedroom and bath.

The studios-apartment located on the first floor, with inside access from the common corridor, are composed by a matrimonial bedroom with furnish and outfits, angle cooking complete of sink, plain cooking electric, refrigerator and with the relative furnish and outfits, bathrooms with shower.

The plant of heating and conditioned air is autonomous and it can directly be regulated from the apartment according to the necessities of the guests

The three studio-apartments situated on the first floor of the "barchessa", with inside access from the common corridor, are composed of an ample room with matrimonial bed, complete of you furnish and outfits, with angle cooking endowed with plain cooking electric, refrigerator with the relative ones furnishes and outfits; a complete bathroom with shower

The plant of heating and conditioned air is autonomous and it can directly be regulated from the apartment according to the necessities of the guests.

All the apartments and the rooms lean out on the garden of the villa.

PRICES OF THE STAY

All the prices are express in EURO

Lenght of stay	3 days	7 days	14 days
STUDIO-APARTMENT (2 beds)	100 euro	210 euro	400 euro
SMALL APARTMENT (3-4 beds)	150 euro	300 euro	600 euro

the prices must preventively be agreed for combined rooms, for single people, or for different periods of stay from the week.

ADDITIONAL SERVICES TO LOAD OF THE CLIENT:

Additional services can be agreed time by time, with the intervention of tourist agency on the spot, such as shows theatrical bookings, tour and driven visits, visits to shows and museums with or without guide, according to availabilities of places and the relative prices. Services of taxi and transport of baggages with the intervention of local agencies