



SHORT-TERM TOURIST RENTAL AGREEMENT

Structure: LO CHALET IN TOSCANA

CONTRACTING PARTIES

LANDLORD: Francesca Mangani, born in Bibbiena on March 7, 1984, Tax Code MNGFNC84C47A851Q, residing at Via La Pace 14/b, 52015 Pratovecchio Stia (AR), Italy.

TENANT: _____ born in _____ on _____

Tax Code / Passport No. _____ residing at _____

Document type _____ no. _____

1. SUBJECT AND DURATION

The Landlord rents to the Tenant the tourist accommodation “Lo Chalet in Toscana”, located at Via Monte Falterona 124, Pratovecchio Stia (AR), Italy, exclusively for residential and tourism purposes.

Rental period: from _____ to _____

No automatic renewal is provided.

2. GUESTS AND DEPOSIT

Maximum number of guests: 6

The names of all persons entering and leaving the property, including daily visitors, must be communicated before arrival in compliance with Public Security obligations pursuant to Article 109 of the Italian TULPS law.

The total rental amount is € _____

To definitively confirm the reservation, a 30% deposit must be paid within 48 hours as a confirmation deposit.

The remaining balance must be paid no later than 14 days before arrival.

3. INCLUDED SERVICES

3.1 Cleaning

Service included in the price.

Every morning our cleaning staff will take care of the maintenance of the Chalet, the garden, and the pool area.

The service will be discreet and unobtrusive so as not to disturb guests.

Daily tidying of indoor spaces will be arranged according to guests' needs.

3.2 Linen

Bed linen: weekly change included.

Towels and pool towels: replacement available upon request to the staff.

3.3 Swimming pool control

Every morning, approximately between 7:30 AM and 8:00 AM, authorized staff may be present to carry out inspection and maintenance of the swimming pool water, in order to ensure hygiene, safety, and proper functioning of the pool systems.

4. PROPERTY RULES

4.1 SWIMMING POOL – MANDATORY REGULATIONS

Use of the swimming pool is subject to full compliance with the pool regulations attached to this agreement, which the Tenant declares to have received, read, and accepted also on behalf of the other guests.

The Tenant undertakes to ensure compliance with all provisions contained in the attached regulations and shall be personally liable for any violations committed by themselves or their guests.

The swimming pool is not supervised by a lifeguard, and its use is entirely at the users' own risk.

4.2 HOT TUB – RULES OF USE

Use of the hot tub is permitted exclusively in compliance with these safety and maintenance rules.

It is strictly forbidden to use any soap, shower gel, shampoo, foam products, oils, or similar substances inside the hot tub that may compromise the functioning of the systems or the water quality.

It is also forbidden to use the hot tub during rain, thunderstorms, lightning, or adverse weather conditions that may compromise users' safety.

Use of the hot tub is entirely at the users' own risk. The Tenant shall be liable for any damage caused by improper use by themselves or their guests.

4.3 VIDEO SURVEILLANCE

The property is equipped with a video surveillance system in the common outdoor areas for security reasons, in compliance with current GDPR regulations.

The images are NOT monitored in real time nor routinely viewed by the owners.

Recordings are stored according to legal requirements and made available exclusively to the competent Authorities upon formal request, in the event of accidents, unlawful acts, or investigations.

4.4 GENERAL PROHIBITIONS

Smoking indoors is prohibited; organizing parties or events is prohibited; exceeding the declared number of guests is prohibited; bringing animals onto the property is prohibited unless previously authorized.

Quiet hours must be respected from 11:00 PM to 8:00 AM.

4.5 LIABILITY

The Tenant is responsible for the property and liable for any damage caused by themselves or their guests.

Use of the swimming pool, sauna, hot tub, barbecue, and outdoor areas is entirely at the user's own risk.

4.6 WOOD-FIRED OVEN – RESTRICTED USE

Use of the wood-fired oven located on the property is reserved exclusively for personnel authorized by the Landlord.

The Tenant and their guests are therefore prohibited from lighting, using, or tampering with the wood-fired oven without prior authorization.

The Landlord declines all responsibility for damages resulting from unauthorized or improper use of the oven.

4.7 PERSONAL BELONGINGS

The Landlord shall not be responsible for loss, theft, or damage to personal belongings of the Tenant or guests left inside the property or within the premises.

5. BREAKDOWNS AND SERVICES

Any temporary malfunction of technical systems, swimming pool, hot tub, internet connection, electricity, or services resulting from causes not attributable to the Landlord shall not entitle the Tenant to any refund claims, except in cases of willful misconduct or gross negligence.

6. ACKNOWLEDGMENT OF THE PROPERTY

The Tenant declares to have viewed the property through photographs and online descriptions and considers it suitable for their needs.

7. CANCELLATION

In the event of cancellation by the Tenant:

- loss of the deposit if cancellation occurs within 30 days before arrival;
- loss of the full amount if cancellation occurs within 14 days before arrival.

8. PRIVACY

Personal data shall be processed in accordance with EU Regulation 2016/679 (GDPR) exclusively for purposes connected with this agreement and legal obligations.

Full privacy notice available upon request.

9. JURISDICTION

Any dispute arising from this agreement shall fall under the exclusive jurisdiction of the Court of Arezzo, Italy.

Read, confirmed, and signed for full acceptance, with specific approval of clauses 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, and 5, as well as the attached pool regulations, pursuant to Articles 1341 and 1342 of the Italian Civil Code.

Place _____ Date _____

The Landlord _____

The Tenant _____