

## Rental & booking terms and conditions Riccavita

### 1. Destination and use

Both the villa and the penthouse can accommodate up to 6 people. It is not allowed to occupy the property with more than the specified number of people, babies in cribs excepted. The tenant must be at least 25 years old and must be present during the entire rental period to guide over young people/ children who stay at the house. The property will not be rented to youth/ student groups. At the time of booking, we will receive a copy of your passport.

Riccavita is intended exclusively for holiday occupancy. It is not permitted for tenants to make any changes to the property.

The property will be delivered in a clean and tidy state. When leaving the house, the property must be delivered in a clean and tidy state. We assume that you put everything back in place, do the dishes, and clean the household equipment. If this is not the case, extra cleaning costs will be charged and these will subsequently be subtracted from the deposit.

The tenant shall respect the rental guidelines and will take good care of the property at all times. This includes closing windows and doors in case of rain/ wind, locking the property in case of absence, and switching off unused electrical devices. In the case nuisance is caused to any of the neighboring residents, the owner has the right to immediately end the contract. Rent will not be refunded in this case.

It is not permitted to sublet the rented property, even for short periods.

### 2. Payment

You will receive a quote and invoice by email.

The rent is to be paid in two installments: 50% (the first payment) must be paid within 7 days after booking and 50% must be paid 60 days before arrival latest. The booking is only confirmed after the first payment has been credited by the owner.

If the booking is confirmed only within 4 weeks before the date of arrival, the entire rent, including deposit, must be paid in one installment.

You will only get access to the property after the entire rent has been received, and the booking form has been signed and received by the landlord.

The landlord is allowed to cancel the booking due to significant circumstances. In case this happens, the tenant will be informed on the cancellation of the booking as soon as possible and the rent paid will be refunded within two weeks.

### 3. Deposit

A 500,00 Euro deposit will be charged for each booked period. This deposit will again be transferred to the tenant within 14 days of the end date of the contract (water, energy and potential damage will be deducted). The deposit needs to be paid at least 60 days before arrival, at the same time as the rent's second installment.

### 4. Prices

Rent and other costs can be found on our website [www.riccavita.nl](http://www.riccavita.nl). An extra, interim cleaning can be arranged with the manager and is not included in the rent.

Beds will be made upon arrival and bedding will be changed in case of interim cleaning. Sufficient towels will be available.

Extra bedding and towels can be requested.

- Use of electricity till 50Kwh a day, inclusive use of water. Meter will be read on arrival and leaving the property by the manager. Costs for electricity are 0,40 Euro above 50kwh a day and will be settled with the deposit.

Not included in the rent:

- Tourist tax (legal requirement, 7% of rent)
- Transfer from and to the airport (optional)

### 5. Cancellation

We recommend getting travel insurance with global coverage. The landlord insured the property and its belongings for usual risks and conditions with a local insurance company (tenant's belongings are not covered by this agreement). In case of booking cancellation up to 60 days before arrival, 100% of the amount paid will be refunded. If the booking is cancelled between 60 and 14 days before arrival, 50% of the amount paid will be refunded. If the booking is cancelled within 14 days before arrival, no refund will be paid. In case the tenant leaves the property sooner than the agreed date of departure, no refund will be paid.

#### 6. Lost, theft, damage

By signing the lease terms, the tenant is liable for loss, theft, and damage to the property and its belongings. The tenant hereby declares to take good care of the property and all that belongs to it. Damage always needs to be reported to the manager. The landlord is not liable for loss / theft / damage / injury / force majeure in case of water outage, or power outage, while the tenant stays at the property.

The landlord is not liable for:

- Theft or damage of any kind, during, or due to staying at Riccavita.
- Inoperable / incapacitated technical devices, temporary failure or malfunctioning of water or electricity in and around the house.
- Not pre-announcing of street work or construction work in nearby areas.
- Failure or partial execution of the lease contract. This includes service providers, booked by the landlord, being negligent.
- Breaking the rules and nuisance caused by activities outside of the rented property.
- Force majeure of any kind.
- Accidents in and around the swimming pool.
- The landlord is not liable for any accidents and/ or injuries in and around the house.

#### 7. Visitation of the manager or landlord

The manager and the landlord are allowed to visit Riccavita to check if obligations are implemented, but only through making an appointment with the tenant. This right must take the tenant's privacy into account.

#### 8. Liability

The tenant may be liable for theft and damage to the property's contents in case of theft with no signs of forced entry. In case of theft with no signs of forced entry (e.g. because of not locking windows and doors in case of absence), the tenant is liable for damage to the property and its contents.

#### 9. Other

Any printing errors in the terms and conditions on our website or other forms and documents are without prejudice. The landlord is allowed to make interim changes to the terms and conditions.

The landlord is under no circumstances liable or responsible for any damage to anyone involved or any of their belongings.

Only the Dutch law can be applied to the rental agreement. All disputes arising from the rental agreement will be looked at by a Dutch judge.

#### 10. Pets are not allowed.