



## RENTAL OF A HOLIDAY HOME FOR TOURIST USE

Landlord: Reinhard Kurt Hafermalz born in Berlin on 23.1.1961 and resident in Olbia, Via Sannai 41, Italian tax code: HFRRHR61A23Z112I

and the tenant of the holiday home VILLA ELLA. (hereinafter also referred to as the parties).

### 1) Object of the contract

The Lessor hereby rents to the Lessee, who accepts this in the same factual and legal situation, exclusively for tourist use and to the exclusion of any other use, the accommodation unit located in Olbia (SS), via di Sannai 41, consisting of 3 rooms, including 2 bedrooms with 2 bathrooms, which is wholly owned by the Lessor. The number of guests for the duration of the stay is 4 persons. The maximum occupancy is 4 people and one infant.

### 2) Obligations and prohibitions

The tenant undertakes to use the property for civil residential purposes for tourism purposes only.

The tenant is prohibited from subletting the property or allowing third parties to use it, even if this is only temporary and/or unsafe, as this will result in the termination of this contract.

The tenant is obliged to maintain and care for the property with due care, to ensure that it is properly maintained, not to alter or modify it and to return it at the end of this contract in the condition in which it was received, with the exception of normal deterioration due to use.

The tenant undertakes to notify the landlord of any defects in the apartment and furniture within 1 day of handing over the keys and no later than 2 hours after arrival.

The tenant undertakes to comply with the municipal regulations on waste separation, to separate the waste as specified in the regulations and to comply with the collection times. He also undertakes to indemnify the landlord for any fines levied as a result of waste collection errors attributable to the tenant during his stay. In the event of gross neglect of sorting, a fee of €100 will be charged for subsequent sorting.

### 3) Duration

This contract is limited in time and is valid for the duration of the booked rental period.

Upon expiry, it ends without the need for cancellation, which is to be understood as given now, with the obligation of the tenant to return the property to the landlord.

### 4) Rent and ancillary costs

A rent is agreed as per the booking confirmation, which the tenant undertakes to pay upon conclusion of the following contract.

### 5) Transfer

The contract is deemed to have been concluded upon payment of the holiday home rent.

**6) Arbitration clause**

With the conclusion of the booking, the parties agree to accept the regulations and the arbitration clause that regulates the possible settlement of any disputes that arise or have arisen by submitting everything to the compulsory civil arbitration and/or arbitration chamber of the Arbitration Centre - Arbitration Chamber - of 'Italia Concilia', which is attached to this contract.

For anything not expressly provided for in this contract, the parties declare the provisions of the Civil Code and the provisions of the Tourism Code and local customs applicable. For anything not expressly provided for in this contract, the parties declare that the provisions of the Civil Code and the provisions of the Tourism Code and local customs shall apply.