

SHORT-TERM RENTAL AGREEMENT

I. **THE PARTIES.** This Agreement is made on _____, 202 between the following:

TENANT: FirstLastname, with address of _____
_____, and

LANDLORD: Fara MORIA, with address of Tombergstraat 9, _____
1750 Sint-Martens-Lennik in Belgium.

II. **THE PREMISES.** The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

*"Villetta Monti e Mare", via Orione 36, 09040 Torre delle Stelle (Maracalagonis)
CA, Sardinia in Italy.*

*Residence Type: (private) house +pool +garden +parking
with inside: 3 bedrooms, 2 bathrooms, a kitchen with dining area, 2 living rooms,
and outside: a barbecue with dining area*

If Tenant finds any defects in the villa or furnishings or appliances for which they are not responsible, Tenant should report them to the Owner's Agent within 48 hours after receiving the keys in order to fix the problem ASAP.

III. **LEASE TERM.**

Fixed Term. The Tenant shall be allowed to occupy the Premises starting day/month/year and ending day/month/year.

The keys will be given to the Tenant by the Owner's Agent on the arrival date between 4:00 and 8:00 pm (check-in) and should be returned before 10:00 am (check-out) on the departure date. Specific arrival and departure times will be arranged before arrival by Owner, Tenant and Owner's Agent. The Owner's Agent may charge a small fee to the Tenant if arrival is after 8:00 pm or at night.

IV. **HOUSE AND POOL RULES.**

Smoking is not allowed inside the house.

Pets are not allowed.

Parties/events are not allowed.

There are no set quiet hours. However, the Tenant must reside on the Premises with respect to the quiet enjoyment of the surrounding residents.

Except during heat waves, the pool is cleaned once a week at the start of your stay. It is possible to request an additional cleaning during your rental for €40 at your expense, subject to Owner's Agent availability.

V. **CONSUMPTION RULES AND FAILURES.** Water, propane, and electricity are included in the rental fee. Electricity for air conditioners (AC) is metered separately to avoid over abuse (normal consumption in high season is about 100kWh/week).

*Guests are provided 150kWh/week in electricity to operate the AC, any excess
will be charged **0,50€ / kWh***

Failures to respect the house rules will be billed as follows:

Failure of house left in unacceptable conditions, at check out	50€
Failure of uncleaned barbecue, at check out	25€
Failure to sort and remove trash, at check out	60€

VI. **OCCUPANTS.** The individuals staying on the Premises during the Lease Term shall be the agreed number at the execution of this Agreement, that is a total of ___ guests. Beds and linens will be prepared for the number of guests agreed, i.e. Room1 a double bed, Room2 *1 double bed or 2 single beds* and Room3 *1 double bed or 2 single beds* (delete where applicable).

VII. **RENT** is a **Fixed Amount**. The Tenant shall be required to pay the Landlord €_____ for the Lease Term, incl. bed (linens) made at arrival, towels and end-stay cleaning:

€_____ at the execution of this Agreement and €_____ 2 month before the stay (or 50% at least 2 month before the stay), both paid by international bank transfer to Fara MORIA BE10 1096 6475 6904 (SWIFT/BIC CTBKBEBX XXX) with communication: "TORRE RENT (+dates)" and €_____ cash at check-in.

VIII. **CANCELLATION TERMS.**

Up to 2 months before check-in you can cancel without penalty.
After this specific deadline all payments made are strictly non-refundable.

IX. **SECURITY DEPOSIT.** The Tenant shall be obligated to pay €250 cash at check-in:

The Security Deposit is for the faithful performance of the Tenant under the terms and conditions of this Agreement. It shall be refunded to the Tenant by bank transfer at the end of the Lease Term after the cleaning staff has been through, that is to say, on the evening of your departure day - less any damages.

X. **PERSON OF CONTACT.** The Landlord has a property manager on the Premises that can be contacted for any question, issue or repair:

Owner's Agent: Francesco

Telephone: (+39) xxxxxxxxxxxxxx

XI. **POSSESSIONS.** Any personal items or possessions that are left, stolen or damaged on the Premises are not the responsibility of the Landlord.

XII. **GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Landlord Signature: _____ **Date:** _____

Print Name: ____ *Fara MORIA* _____

Tenant Signature: _____ **Date:** _____

Print Name: _____