

## GENERAL RENT CONDITIONS

- 1) The reservation becomes valid when the inquirer is in possession of the receipt for the down payment corresponding to 30% of the rent.
- 2)The balance must be settled directly at the Agency on receipt of the keys and the payment must be made with **credit card or with POS (ATM)**.
- 3) Should it not be possible for the client to arrive on the appointed day, they are kindly asked to promptly inform the Agency. The client that, without prior notice, does not take possession of the booked property by 12 noon on the day following the foreseen arrival date, will be considered renouncer and the Agency authorized to let the said property to third parties.
- 4) **Should the client be forced to cancel the Lease Contract**, they must promptly advise the Agency in writing, which will endeavor to re-rented it. In the case of complete re-rented, the deposit will be refunded minus the cancellation costs. For cancellations up to 30 days before arrival the amount paid will be held in deposit for a new booking to be used during the season or in the following one. For all other cases there is no refund of the amount paid as a confirmation deposit. **No refund will be given for early departures**.
- 5)**Lets are from Saturday to Saturday**. The apartments cannot be occupied before 4.00 pm or after 8.00 pm. On arrival, the client should hand in identification documents of all persons occupying the apartment. **The communication of personal data can also be made on-line through the link that you found in the Booking Confirmation**. At the discretion of the Agency, the client could be asked for a deposit of Euro 100,00=, according to the size of the property, to be returned on departure, after inspection of the property.
- 6)**It is forbidden to host more persons than the number of beds available** in the property (In this respect children will be considered as adults). Should this nevertheless occur, the Agency will be authorized to terminate the Lease Contract. Unless specifically authorized by the Agency, **pets are not allowed**.
- 7)Clients are requested to take the greatest care in the use of the apartments. Any damaged or broken items, not reported to the Agency within 24 hours of arrival, must be refunded by the tenant, according to a price list, as well as any other breakages or damage caused during the stay.
- 8)**The use of own stoves, electric cookers, air conditioners and fans is forbidden**. It is important that all clients respect rules concerning periods of quiet and rest.
- 9)All apartments are completely furnished and provided with gas cooker, fridge, kitchenware, hot and cold water, electricity 220 V., one blanket and one pillow per bed. **Clients must provide: bed linen or rental on request, table cloths, towels and irons**. It is forbidden to use pillow and mattress covers as bed linen; the client will be charged with laundry expenses.
- 10)The Lease Contract is understood to take place between the proprietor and the tenant, whilst Agenzia Imm.re ANNA acts only as intermediary. The Agency therefore cannot be held responsible for any damage to items or persons due to accidents, losses, thefts, breakages or delays of any kind.
- 11)**On the day of departure, the apartment must be vacated by 10.00 am** and the keys returned to the Agency or to authorized staff. The apartment must be left **clean and in perfect order**, (in particular the fridge, emptied and defrosted, and the kitchenette) otherwise the Agency is authorized to debit the necessary charges to the client. **Please inform the Agency of your departure time one day before**. Agenzia Anna can authorize departures during the night or outside office hours; in this case it reserves the right to ask for a deposit of Euro 100,00, to be returned by post to the client after inspection of the property.
- 12)**Weekly Beach Service** free as promotion (1 umbrella, 1/2 sun chair and 1 sun bed) for apartment/House valid from the 4th row or equivalent for max. 4 persons **by the Bibione Spiaggia S.r.l establishment and for the beaches managed by Bibione Mare SpA only for the establishments Pinedo, Shany and Kokeshy** (excluding Seven) . Special weekly price for additional beach service.

**OFFICE HOURS:** Summer : 9.00/12.30 – 16.00/20.00 - Winter : 9.00/12.30 – 15.00/18.00 .

All apartments equipped with APE ( energy consumption certificate) available for customer viewing at the Agency's headquarters before booking and which with confirmed will be delivered at the customer's request.

**On signing the Lease Contract the client accepts the abovementioned conditions.**