



RENTAL POLICY AND WEEKLY RATES

Arrival and departure

Rentals are accepted on a weekly basis only, starting and ending on Saturday. New guests may check in Saturday between 4.00 p.m. and 7.00 p.m. Departing guests must check out by 10:00 am on the day of departure. Arrangements other than Saturday to Saturday may be accepted in off-peak periods.

Number of occupants

Up to eight people can be accommodated in the house (two per bedroom). Additional guests may be permitted under special circumstances, but only with prior approval from the property owners. Please let us know if you plan to have more than eight guests and we will try to accommodate you.

Payments

A deposit of 40% of the total rental amount is required before a booking can be confirmed. Payment may be made by wire transfer. The remaining balance (60%) is due 60 days before the start date of the rental. If the balance payment is not received on or before this deadline, the booking is subject to cancellation without further notice. For payments in currency other than Euro, the exchange rate listed on Yahoo currency (<http://finance.yahoo.com/currency>) on the day of payment will apply.

Cancellation

In the event of cancellation of a booking the following penalties will apply: 40% of the rental price if the cancellation is made 60 or more days before the start of the rental period; 75% of the rental price if the cancellation is made between 59 and 30 days in advance; 100% of the rental price if the cancellation is made 29 days or less before the start of the rental period. The property owners kindly advise guests to consider trip cancellation insurance to protect against losses associated with an unexpected delay or cancellation in travel plans.

Security deposit

A security deposit of USD or Euro 500.00 (five hundred dollars or five hundred euros) must be paid in cash to the property owners (or their designated representative) at the time of your arrival. This cash deposit will be refunded at the end of the rental period, less any additional expenses (e.g. telephone, additional maid or cooking services, etc.) and the cost to repair any damage the property may have incurred.

No smoking

Villa Cappella is a non-smoking environment. Guests are permitted to smoke outdoors only. Failure to abide by these rules could result in the termination of the contract and loss of security deposit and any unused rental fees.

Cleaning and utility costs

Villa Cappella will be furnished with bed, bathroom and kitchen linens. A fresh set of bath towels will be provided at mid-week (Wednesday), and bed linens and towels on Saturday mornings for multi-week rentals. The rental fee includes the cost of water, gas, electricity, heating and final cleaning.

Responsibility

The descriptions of the property and accommodations are provided in good faith. The property owners are not responsible for any physical injuries caused to, or incurred, by guests during their stay at the property. Guests are advised to purchase comprehensive travel insurance prior to their trip.

Laundry

A washing machine is provided. Complete laundry service (wash, dry, iron) on the premises is available at cost (Euro 10.00 per hour) and must be requested before you arrive. Please note that the property owner accepts no responsibility for damaged or lost clothing due to any reason.

Heating and cooling

The heating/hot water system at Villa Cappella is central and autonomous. Winter rental rates include the cost of heating. Villa Cappella is located on a high plain at 530 meters elevation and therefore enjoys cooler than usual daytime and evening temperatures throughout the year. The house is not equipped with air conditioning because it is not required. In any case, there are fans in all bedrooms. Please note that Italian law allows heating only between Nov 1 and April 15.

Documents

Italian law requires that all guests produce a means of identification (ID card or passport) at the time of their arrival, and that the owners make and retain photocopies of the same.

Access

The owners and their designated representatives have unlimited access to the property for maintenance purposes (e.g. inspections/repairs, regular maintenance of gardens etc.)

Property owner's disclaimer

The property owner does not accept any liability for any loss, damage, or additional expenses incurred by the client or any member of the client's party regardless of the cause. The property owner does not accept liability for any injury, death, loss, inconvenience or damage, alteration, delay or cancellation of the booking as a result of war, threat of war, riot or civil strife, terrorist activity (threatened or actual), natural disaster, fire, sickness, weather conditions, action at an airport or port by any government or public authority, technical problems relating to transport and airport regulations caused by technical, mechanical or electrical breakdowns or with the client's accommodation or other circumstances as amounting to *force majeure* or Acts of God or other similar events beyond the property owner's control.

Jurisdiction

In the event of controversy arising from the booking and property rental, only the Italian Courts will have jurisdiction. By submitting the initial deposit and confirming the booking, the customer implies that the rental conditions outlined above have been understood and have thereby been accepted without reserve and without exception. If any of the conditions of this contract have become invalid or were invalid or if in this contract there should be a gap, the other conditions cannot be contested.

2013-2014 Weekly Rates (Saturday to Saturday)

Please note that the house is fully booked in 2012.

2013	USD*
March 30 – June 29, 2013	\$3528
June 29 – August 31, 2013	\$3969
August 31 – November 2, 2013	\$3528
2014	USD*
March 29 – June 28, 2014	\$3880
June 28 – August 30, 2014	\$4365
August 30 – November 1, 2014	\$3880

*Payment may be made in Euros or in Canadian dollars, at the prevailing rate at the time of transfer.