

REGULATIONS

1) Reservations shall become valid on payment of the deposit: 50% of the total amount of the rental.

Balance to be paid on arrival. When calculating the rental period, the number of days is equal to the number of nights.

Late arrival or early departure shall not result in any reduction in the agreed rental fee.

2) The price agreed includes accommodation suited to the category and number of beds, complete with furniture, kitchen equipment, gas oven, refrigerator, blankets and pillows; normal consumption of gas, hot and cold water, and electricity.

It does not include sheets and linen in general or the use of beach equipment.

The apartments are not heated and the use of electric heaters is not allowed.

3) Cancellation by the customer must always be notified in writing (validity being date of receipt of the notification).

Cancellations received at least 30 days prior to the start date of the rental period shall give entitlement to reimbursement of 50% of the deposit paid (see point 1).

If cancellations are received later than this, the deposit shall be forfeited. In the event of re-letting, the deposit shall be reimbursed on the basis of the number of days recovered, less a cancellation charge of Euro 60,00.

4) Arrivals are scheduled between 16.00 and 20.00 of the agreed day, in the event of late arrival, the tenant is requested to advise the Agency.

Otherwise, the accommodation shall be kept available until 18.00 hours the next day, after which the Agency shall be free to retain the deposit and relet the accommodation. On arrival, it is essential that the documents of all members of the party be submitted for the necessary notifications to the local police authorities. The tenant is personally responsible for any incorrect or incomplete information notified. The accommodation may not be occupied by a number of persons greater than that indicated on the receipt (including children). The tenant undertakes to take proper care of the furnishings and equipment provided at the time the keys of the accommodation are handed over. Any damage or breakages must be notified immediately to the Agency by 12.00 hours the next day. Any necessary repairs and minor maintenance shall be carried out by personnel authorized, by the Agency, to enter the accommodation, even in the tenant's absence. On arrival, a deposit (€ 100,00) is normally required to guarantee proper care of the accommodation during the rental period (see point 6).

5) Residence regulations. During the period of residence the condominium regulations must be complied with, and in all cases there must be silence between 13.00 and 16.00 hours and between 23.00 and 08.00 hours. In the event of serious infringement of the agency and condominium regulations, the Agency reserves the right to evict the tenant from the accommodation occupied, without any reimbursement, with the exception of claims for any damages caused by such tenant. No animals are allowed in the accommodation unless otherwise agreed. Only one car per accommodation unit is normally allowed in the car park.

Note: The Agency accepts no responsibility for any damage to persons or things, losses, theft or similar.

6) On departure the keys of the accommodation must be returned to the Agency by and no later than 10.00 hours on the agreed day. The tenant is requested to notify the time of departure a few days in advance. The accommodation must be returned in a clean and tidy condition, otherwise the guarantee deposit shall be withheld.

The competent court is that of Latisana and/or Udine.