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LOCATION AGREEMENT FOR TOURIST PURPOSES
(Stipulated in Article 1, paragraph 2, letter c, Law No 431 of 9 December 1998)

Mr. Luca Luceri, hereinafter referred to as the landlord, was born in Rome on 08/03/1969, resident in Rome, via Ugo Ojetti no. 54, Tax Code LCRLCU69C08H501O.

WILLING TO LEASE

to the lords/ladies (hereinafter referred to as the tenant):

nominativo	data di nascita	luogo di nascita	documento	Residenza o codice fiscale
	__/__/__			
	__/__/__			
	__/__/__			
	__/__/__			

for the price and for the period:

Period	from __/__/__ to __/__/__
The fee agreed is	euro __,00 (_____/00)
The security deposit is agreed upon	euro __,00 (_____/00)
Methods of payment, deposit return and cancellation policy are governed by the terms and conditions provided by the AirBnB site (www.AirBnB.it), which the parties declare to know and accept.	

The real estate unit in **Rome via Alberto da Giussano n.10, 2nd floor** (3rd floor on cadastral map), **interior 9**, composed of: Bedroom, living room with kitchenette, bathroom with shower, furnished as per list at the end of this contract and with fully equipped kitchen;

Cadastral data: sheet 623 - particle 637 - subalternate 523.

Energy certification as of pec receipt opec283.20170323152534.05146.07.1.68@pec.aruba.it of 23/06/2017; APE copy available to the tenant.

The landlord ensure the tenant, that agrees, on the conformity of the plant at the service of the real estate unit and, where appropriate, of the condominium unit, to the safety regulations in effect at the time when the installations were carried out.

The lease will be governed by the following terms::

1) Property Conditions

The tenant declares to have examined the premises and found them in perfect condition and suitable for the intended use. The tenant undertakes to return the leased real estate unit in the same state in which he received it, save for the deterioration with normal use, or a penalty will be applied in case of damage. With the retrieval of the keys, the tenant is from that moment guardian of the same for the period of permanence.

2) Duration of contract and capacity

The contract is stipulated for the above period, when it ceases without the need of a notice, which is understood to that date.

3) Destination of the property and prohibition of sublicense

The real estate must be used exclusively for residential use and only for tourist purposes; the tenant will not be allowed to sublicense or give over, in whole or in part, the real estate unit, as there will be the termination of contract law.

The tenant agrees to host the above mentioned names; any change of person during the lease period is prohibited, unless previously agreed.

The presence of a number of people above the agreed one will result in the termination of the contract, pursuant to art. 1456 cod. civ. and the obligation to pay to the landlord a sum equal to the amount of the entire agreed fee, as a criminal offense pursuant to art. 1382 cod. civ. even withholding the security deposit for this purpose.

4) Rental fee

The rental fee, having the parties considered the objective conditions of the property also described above and well known and its location, is agreed upon as indicated above. The landlord grants the tenant the exclusive enjoyment of the property, including furnishings and furnishings. Expressly excluded is the providing of food and drink by the Landlord, the services of surveillance, custody, cleaning, refurbishment and maintenance of the premises and furnishings to which all the tenant provides directly. The fee includes: • initial cleaning; • supply of bed linen and towels; • water, gas and electricity • use of household appliances and accessories available; • heating.

5) Entry, exit and access to the premises

The two parties agree to check the premises on the day of arrival and departure. The landlord reserves the right to access the accommodation that is located in order to carry out the necessary maintenance. The tenant, unless otherwise agreed with the landlord, will be able to check-in after 15:00 on the first day agreed and must leave it at check-out before 11:00 am of the last. Upon arrival, the conductor is required to show a valid identity document of all persons for whom the reservation was made, in order to allow them to be registered with the authorities. The landlord may refuse entry to the accommodation in the following cases: • discrepancy between the reservation and the customer; • lack of documents; • non-payment of the balance or the security deposit.

6) Deposito cauzionale, reclami

6) Security deposit, claims

As a guarantee of all the obligations under this contract, including the repayment of the property at the due date, the tenant pays the lessee a **non-interest-bearing deposit of € __,00** (_____/00), which can not be accounted for rents. The security deposit, as set out above, **will be returned by the landlord at the end of the lease** after verifying the state of the property, furnishings and compliance with any contractual obligation. From the security deposit will be deducted at the time of the refund the amounts necessary to repair any damage to the property and / or the furniture damaged by the tenant; The tenant is in any event liable for any damage caused to the property exceeding the amount of the security deposit.

The tenant must notify the landlord of any defects in the property and furniture within twelve hours of the delivery of the keys; no complaints will be accepted after the departure and not reported previously in writing. In the event of a complaint, the tenant undertakes to give the landlord the time necessary to resolve it.

7) Condominium Regulation

The tenant agrees to comply with the rules of the condominium regulation. In any case, it is forbidden to conduct acts and conduct behaviors that may harass the other inhabitants of the building. The tenant may be dismissed even if during the stay he behaves in a manner contrary to the most basic rules of civil education and not respecting the articles contained in the condominium regulation and in this contract without the right to any refund and without prejudice to further damages.

8) Making changes

The tenant shall not make any modification, innovation, improvement or addition to the property and their destination or existing installations without the prior written consent of the landlord.

9) Advance restitution of the property

In the event of restitution of the keys in advance of the expiration of the lease, the rent already paid will not be returned.

The tenant agrees to leave the kitchen in order with clean dishes and pots, as they are not included in the general cleaning fee.

10) Election of domicile

For all the purposes of this contract, the tenant is domiciled in the premises and, in case he is no longer keeping them, at the secretariat office of the City of Rome.

11) Privacy authorization.

The landlord and the tenant mutually authorize themselves to communicate their personal data to third parties in relation to the lease relationship (D.Lgs. 196/2003).

Read, approved and undersigned

The landlord

Roma, li __/__/____

The tenant

Ai sensi degli articoli 1341 e 1342 cod. civ., le parti specificatamente approvano previa rilettura gli articoli 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 e 11

The landlord

Roma, li __/__/____

The tenant
