

**Booking Confirmation**

Dear Guest:  
  
Thank you for choosing Casa Amore for your vacation. We hope that you have a pleasant stay.

The property is located at:

Via Cristoforo Chiantini

Casa del Vignaiolo Apt #4

Loc. San Sano 53013, Gaiole in Chianti (SI) ITALY

Your booking was made through the SacinoVillas.com website (hereafter referred to as the website) and it states your check-in and check-out dates. Normally, Casa Amore rents for a minimum of one week, starting on Saturday afternoon after 4 pm and ending on Saturday at 10 am. If an exception has been made for a shorter stay, it has been reflected in your booking contract with the website.

Your confirmation, terms of payment and number of guests allowed is as stated on the booking invoice with the website.

Please sign and return the attached rental agreement. As soon as I receive your full payment, I will send a Welcome Letter outlining how to obtain entry into Casa Amore.

Thanks, and have a great vacation!

Sherry Sacino

727-239-9789

[SherrySacino@mac.com](mailto:SherrySacino@mac.com)

**SHORT TERM RENTAL AGREEMENT**

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Sherry Sacino (“*Homeowner*”) and “*Guest*” as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

Via Cristoforo Chiantini

Casa del Vignaiolo Apt #4

Loc. San Sano 53013, Gaiole in Chianti (SI) ITALY

The property is fully furnished and includes cleaning, linens and towels

1. Rental Party: The rental party shall consist of Guest and the following persons:

A maximum as stated in the booking contract.

3. Maximum Occupancy: The maximum number of guests is limited to four (4) persons. An additional charge or $75 per person per night for guests in addition to a $150 deposit will be assessed.

4. Term of the Lease. The lease begins at 4 p.m. on the “*Check-in Date*” and ends at 10 a.m. on the “*Checkout Date*”.

5. Minimum Stay: This property requires a 4 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 4 days, the guest will be charged the single-night seasonal rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner or her Agent access to the property for purposes of repair and inspection. Homeowner and her Agent shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

Terms of the rental are outlined on the website booking invoice. The full amount of the rental is due at the time of booking, unless specific arrangements have been made.

In all cases, the full amount of the rental is due 90 days prior to arrival, at which time a Welcome Letter will be sent to the Guest outlining how to access Casa Amore.

* 1. Deposit: A deposit of $200 is due at least 90 days prior to the Check-In Date. If Guest makes prior arrangements, a deposit of 200 EUROS can be paid directly to the Agent and refunded when the keys are returned. *Please note, euros have a higher exchange rate than US dollars.*

The deposit is for security and shall be refunded within 7 days of the Checkout Date provided no deductions are made due to:

* + 1. damage to the property or furnishings;
    2. dirt or other mess requiring excessive cleaning; or
    3. any other cost incurred by Homeowner due to Guest’s stay.

***If the premises appear dirty or damaged upon Check-in, Guest shall inform the Agent immediately.***

* 1. Rental Rate. As stated in the booking invoice from the website.
  2. Tourist Tax. As of April 2012, the local government imposed a “bed tax” for all guests over 12 years of age. The fee is 1,50 euros per night per person. This tax is mandatory and must be paid to the Agent at Casa Amore.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100 % (less booking processing fees charged by website) if cancelled 90 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: Acceptable payment methods is **credit card only**, please provide the following information.

Name on credit card: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Type: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Credit card billing address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State \_\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_  
   
Credit Card Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
   
Exp date\_\_\_\_\_\_\_\_\_\_\_\_\_ CVV (Security) Code \_\_\_\_\_\_\_\_\_\_\_\_\_  
   
By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

[Rest of page intentionally left blank]

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner Guest:

***Sherry Sacino (electronic signature)***

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (print) Sherry Sacino\_ Name (print):

Date: Date:

Phone # (during stay): Phone # (during stay):

727-239-9789

**Exhibit A**

**RENTAL RULES**

1. Smoking is NOT allowed.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order.
5. Only use appliances for their intended uses.
6. Pets are NOT allowed.
7. Parking:

PARKING – Parking is limited to two vehicle(s).  Vehicles are to be parked in designated parking areas only – which are in the spaces marked V4 in the private Borgo San Sano.  **Parking on the road is not permitted.** Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

1. Housekeeping: There is no daily housekeeping service. While weekly linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring pool towels. We do not permit towels or linens to be taken from the units. Extra towels and linens can be purchased from the Agent.
2. Pool: No children under the age of 12 are without adult supervision.  When using the pool, remember there is a certain health risk associated with this facility. Use at your own risk.  Our Borgo staff clean and replenish chemicals in the pool regularly.
3. Fireplace/Wood Burning Stove: Please do not throw any paper or other combustible materials in the fireplace. If you use the wood burning stove, please be certain the vent is opened prior to lighting the fire. All firewood used must be purchased by the Guest and all ashes must be discarded ONLY when cold and encased in tin foil prior to disposal. ***The wood burning stove must be thoroughly cleaned prior to departure or subject to a 50 EURO cleaning fee.***
4. Water: The property is on a well and community systems. The calcium content in the water is high. During a drought, the well water may have an odor or the community may issue an usage restriction. The sewer system is effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to 100 euros for plumbing.
5. Storms:

No refunds will be given for storms. Access to San Sano is on paved roads, but roads around San Sano can be curvy and steep. Gravel drives are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

**Casa Amore - Check-in & Check-out form**

Casa Amore is happy to have you as a guest. Our goal is to provide you the highest quality holiday possible. Our property manager will come by on your first and last day to go over the home to be sure everything is in working order.

Per the rental agreement, a cash deposit of €200 is required at check in, and will be returned at checkout, if there is no damage or charges.

Guest Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PHONE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE of Stay \_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |  |
| --- | --- | --- |
| **Checked item** | **OK in** | **OK out** |
| **Wine refrigerator locked and secure** |  |  |
| **Private Marked doors locked and secure** |  |  |
| **Plates, glasses, pots, pans clean** |  |  |
| **Appliances & electronics intact & working** |  |  |
| **Orientation of interior & exterior** |  |  |
| **All Villa rooms cleaned** |  |  |
| **Internet password & Fee – Yes \_\_\_ No \_\_\_** |  |  |
| **Any rental items? List \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  |  |
| **Gas checked IN \_\_\_\_\_ gas OUT \_\_\_\_\_\_** |  |  |
| **Keys received/returned** |  |  |

**Cleaning** – normal pre and post cleaning are included in the rental fee. The guest is expected to tidy up prior to departure, which includes Dishes and pots/pans put into dishwasher prior to departure, removing items from the refrigerator and disposing of the rubbish in the bins on the road near the San Sano Hotel. If extra cleaning is required, it is €20 per hour.

If a guest would like to have the villa cleaned during the stay, contact the property manager, and it will be arranged for €20 per hour.

**Gas** – the weekly rental includes 4 units of gas usage per week. If usage exceeds 4 units, the guest will be charged €5 per unit overage.

**Internet** – there is a weekly fee of €25 PER Week for internet usage.

**Extra linen & towels** – if additional towels, linen or other items are needed, please arrange with the property manager for an extra charge. Sheets for one bed €12, blanket €10, big towels €3 each, medium towels: €2 each, swimming pool towels €3 each.

**Cots, high chairs, etc.** – if cots, high chairs or other items are needed, arrange with the property manager for an extra charge.

**Breakage/Damage** – it is expected that the villa is in excellent condition at check in and checkout. Any breakage or damage should be reported to the property manager and be paid for by the guest.

**Tourist Tax** – Guests over the age of 12 are required to pay a bed tax of 1,50 per person, per night. This will be collected upon arrival. (cash only)