

**TERMS AND CONDITIONS**  
**OF USE OF THE SITE**  
***Http://www.valtellinaguesthouse.com***

The owners of the apartment called 'VALTELLINAGUESTHOUSE', located in Via Giacomo Parascio n. 3 in Delebio (SO), ground floor, make available to the users of its web site at <http://www.valtellinaguesthouse.com> they own , with the constraint of respecting the terms and conditions contained in it.

Each user is required to read the following terms of use and of consultation of the web site <http://www.valtellinaguesthouse.com> (from now on, for brevity, called the "Site"). The access and use of any page of the site implies acceptance of the terms and conditions listed in this section and any subsequent modifications and / or updates to be published on the same site and that the user has the responsibility to check every time you log on, being right of the owners - at their discretion - any time change the terms and conditions without prior notice.

The lack of acceptance, even one of these conditions, determines the prohibition to use the site and / or to make reservations and / or payments via the same.

**REGULATION**

**OBJECT OF LEASE**

The lease is concluded directly between the lessors and lessee and relates to the housing unit located in via Giacomo Parascio n. 3 in Delebio (SO), consisting of ground floor apartment, with kitchen, living room, two bedrooms, bathroom, hallway and foyer, furnished and equipped.

In the rent it includes the use of parking space outdoor parking, located in the courtyard condominiale and use of the common laundry room.

Free products are offered for guests to cook breakfast.

The property must be used exclusively for residential use and be used exclusively for tourist purposes. At check-in, the parties will sign a real lease for tourist use, in accordance with Law 431/1998 (see separate facsimile to the link, near here).

**PROHIBITIONS SUBLEASE, LOAN AND ASSIGNMENT:** The conductive part shall not, under any circumstances, sublet or grant a loan, in whole or in part, the real estate unit, or transfer to third parties the contract, on pain of termination of the contract.

**BOOKING**

You can book through the booking-engine at "PRENOTA ONLINE" page of this site.

Is not there a minimum number of nights. It is instead available for a **maximum of 30 nights**.

**Reservations can be made only by higher 18 years.**

The reservation will be considered successful and binding only upon payment of non refundable deposit (to the extent of about 30% of the total price of the stay, to be made by PayPal) and receiving e-mail confirmation, coming from the apartment owners, containing an indication of the amount received as a deposit, the number of people and days of stay booked by the user.

Once this e-mail received, it is the responsibility of the customer / tenant check the accuracy in it:

- The amount paid as deposit non-refundable;
- The number and / or name of the persons staying in the apartment;
- Of days covered by the reservation.

Any error or inaccuracy must be promptly communicated to VALTELLINAGUESTHOUSE by e-mail at [info@valtellinaguesthouse.com](mailto:info@valtellinaguesthouse.com).

**DEPOSIT AND PAYMENT OF RENTAL FEE**

The prices for the rental of the apartment are set in € (Euro). The payment of the rent is carried out as follows:

- 30% DEPOSIT:** When booking is requested a prepayment of 30% of the total (based on the rate and the number of people chosen). This amount is considered a deposit, non-refundable, and is considered part of the rent due.

**70% BALANCE:** The balance of the remaining amount to be paid in cash at check-in or by Paypal (even before arrival at the property and, at the latest, at check-in) or by bank transfer or money, provided that its payment is made in good time so that the amount received by the holders of the structure before the arrival of the tenant

**COORDINATES TO MAKE A BANK TRANSFER (for payment of the balance only)**

IBAN: **IT25 C076 0111 0000 0102 2750 291**

BIC/SWIFT : BPPIITRRXXX

CIN :C

ABI : 07601

CAB : 11000

ACCOUNT NUMBER: 001022750291

Cheques are not accepted

If the amount owed to balance exceeds € 999.99 must be compulsorily paid through PayPal before arrival at the property or, at the latest, at check-in).

In the following cases: 1) the termination or cancellation of booking by the tenant; 2) failure to check-in; 3) the refusal of the tenant to pay the remaining amount due to the balance of the rent, the "deposit for the reservation"(about 30% of total booking) WILL NOT REFUNDED and will be legitimately withheld by the owners-lessors.

**LIABILITY OF THE CONDUCTOR FOR DAMAGES OR SHORTAGES:** The conductive part is committed (article 1590 Italian Civil Code) to return the leased property in the same state in which it was received, otherwise the obligation to pay damages. He/she will be held responsible, at every operation of law, for any damage and/or shortage.

**COMMUNICATIONS TO THE AUTHORITY OF PUBLIC SECURITY:** At check-in, the Lessee and any other accommodated are obliged to present to the lessors, an identity card with photograph, needed for mandatory communication of personal data to Alloggiatiweb service of the police headquarters in Sondrio, on pain of non-delivery of the keys, even if the rent for the chosen period has already been paid, in whole or in part.

**CHECK-IN (ARRIVAL) CHECK-OUT (START) AND THE DELIVERY OF THE KEYS**

The Lessee has the obligation to communicate their estimated time of arrival (check-in) and to agree with the lessor the departure time (check-out).

Unless otherwise agreed between the parties, the hours are as follows:

Check-in time: h. 16: 00-21: 00 The arrival after 21:00 must be arranged and carries a charge of € 10,00.

Check-out time: h. 8:00 to 12:00 in the manner agreed with the owners.

**RULES OF HOSPITALITY:** The conductive part agrees to host, inside the apartment, a number of persons not exceeding the number of beds agreed with the lessors ;

**PETS:** No pets are allowed.

**RULES OF CONDUCT FOR THE TENANT AND OTHER GUESTS:**

No smoking inside the apartment (It was prepared a smoking area outside);

Keep a civil and respectful behavior towards the neighborhood;

Do not disturb the rest of the other people;

At the check-out, leave the property clean and tidy (requires at least an acceptable cleaning level apartment: the washed dishes, refrigerator emptied, trash inserted into bins for recycling.

Implement any behavior useful to prevent the entry of thieves inside the apartment. Whenever the Tenant moves away from the apartment is therefore bound - having the responsibility to do so - to check that doors, windows, doors, roller shutters and gates are closed and to guard with the keys carefully.

## **CLEANING**

In the fee they are including a weekly cleaning (not daily). Which paid service (at a cost of € 30.00 for each access), you can request additional cleaning. The apartment must be left clean (it takes at least an acceptable level of cleanliness) and tidy, the dishes washed, refrigerator emptied, the garbage placed in special bins for recycling.

## **EXCLUSION OF LIABILITY FOR THE FOR MISUSE AND / OR TORT OF WI-FI CONNECTION.**

The Lessee agrees to make a correct and lawful use of the free unlimited wi-fi, included in the rent. Egli expressly exempts the lessor from any liability, criminal and / or otherwise, regarding the misuse, abuse or illegal use of wi-fi. The Lessee is solely responsible for the period which will occupy the apartment under this contract.

**DISCLAIMER OF LIABILITY FOR ANY THEFT:** Any personal effects and / or valuable security of the Lessee and / or other housed that are left inside the property are left at your own risk, as there is no liability to the lessor deterioration, loss or theft. The Lessee expressly releases the lessor from all liability. Lessee must practice any behavior useful to prevent the entry of thieves inside the apartment, closing windows, doors, roller shutters and gates whenever the same moves away from the apartment, keeping the keys with care.

No monetary compensation will be due if the tenant or any other accommodated decide to leave the property in advance following a theft.

**CAUSE OF GOD:** The lessors are not liable (against the tenant or other guests) for any non-fulfillment of this lease, if due to force majeure. In force majeure they are included - without limitation - government intervention, wars, civil disturbances, fires, floods, accidents, storms, earthquakes, terrorist attacks which impact on the owners and / or on the property to be leased.

**EARLY RETURN OF THE PROPERTY:** In case of early return of the keys with respect to the term of the contract, the rental fees already paid will be withheld as a penalty.

**THE PROPERTY VISITS:** During the lease period, the tenant must allow the owner or person of his choice, the visit of the apartment, for any subsequent leases or maintenance requirements, or for any other good reason, upon request and according to the agreed time.

**JURISDICTION:** This lease for tourist use in accordance with art. 1 paragraph 2, letter c) of Law 431/1998 is regulated exclusively by Italian laws, including the regional legislation in force in Lombardy and the Civil Code. For any dispute concerning the interpretation and / or execution of the contract is exclusively competent Court of Sondrio, Lombardy, Italy.

**TRANSLATION OF THE CONTRACT IN FOREIGN-LANGUAGE:** If this agreement is translated into a foreign language and there are differences of interpretation, prevail - in any case - the original Italian text.