LA FINESTRA SULL'UMBRIA

General Terms and Conditions

These conditions are there to protect the rights and obligations of the tenant and the owner. It is therefore good to know these conditions in advance. This prevents disappointment for all parties. By paying for the booking, the tenant declares that he is aware of and accepts the rental conditions.

In these terms and conditions, the following definitions will be used:

1. La Finestra sull'Umbria, località Carpini, 06014 Montone,PG, Italia, hereinafter referred to as 'owner'.
2. Tenant: the person (m/f) who rents La Finestra sull'Umbria in his or her name, further referred to as 'tenant'.

La Finestra sull'Umbria is a short-term vacation rental and can only be rented for recreational purposes.

Article 1: Booking order and payment

1.1 When a request for reservation of our holiday home La Finestra sull'Umbria is made through the website of La Finestra sull'Umbria (www.lafinestrasull'umbria.com) the request will be confirmed by email by the owner with reservation confirmation.

1.2 After the initial reservation, the invoice, also confirmation, will be sent by the owner to the tenant by e-mail. This should be completed and signed by the tenant and returned to the owner.

1.3 The advance payment consisting of 50% of the rental amount must be paid by bank transfer within 5 days of the invoice date. The booking is only final when the advance payment has been received. In the event of late payment, the owner is entitled to cancel the reservation. The payment of the advance will be confirmed by the owner to the tenant by e-mail.

1.4 The remaining amount of the rent, the security deposit, tourist taxes and the fee for final cleaning must be paid at least 8 weeks before arrival and received by the owner

on his bank account. If the booking is made within 2 months before the start of the rental period, the total rental amount, security deposit, tourist taxes and fee for final cleaning must be paid within 5 days after the date of the invoice.

1.5 If the full rent is not paid on time, the reservation will be cancelled without refund of the advance payment.

1.6 The tenant owes the full amount of the rent, as stated on the reservation confirmation. This also applies to later arrival or earlier departure of the tenant than stated on the booking confirmation.

1.7 A deposit of € 300 must be paid for our accommodations. The security deposit must be paid by bank transfer before entering the property. The deposit will be refunded within two weeks if the accommodation is left tidy.

1.8 The final cleaning fee (250 euro) and tourist taxes (7,5 euro/person/stay) are not included in the rental price and must be paid separately by bank transfer before entering the property.

Article 2: Prices and security deposit

2.1 Prices depend on the season. The rental prices mentioned on the website do not include tourist tax (7,5 euros/person/stay), the cost of final cleaning (250 euros) nor the security deposit (300 euros).

2.2 The tenant pays a security deposit of 300 euros for the rental of the entire villa.

2.3 This security deposit will, if necessary, be used by the owner to compensate for any damage caused.

2.4 The security deposit will be refunded to tenant's account within 2 weeks after departure, in whole or in part (after deduction of any damage or costs).

2.5 Bed linen, bath linen (bath towel, hand towel and guest towel) is provided per person and included in the rental price. A set of kitchen and tea towels is also provided.

For stays longer than one week, an interim cleaning service can be provided upon request. The costs for this service are to be paid by the tenant and will be deducted from the deposit after the stay.

The rental price includes 1 set of bed linen and bath linen per person. Additional bed linen and bath linen can be provided on request. An additional charge will be charged for this: 15 euros/bed and 8 euros/towel set.

Article 3: Cancellation by the tenant - Cancellation policy

3.1 For cancellation more than 12 weeks before arrival, the advanced payment will be refunded. An amount of 300 euros will be deducted from this sum to cover administrative costs.

3.2 For cancellation between 8 and 12 weeks before arrival, half of the rent will be charged.

3.3 For cancellation less than 8 weeks before arrival, there is no refund of the rent. The full amount of the booking will be charged.

3.4 All cancellations or changes must be communicated via email to the owner and are only binding when confirmed by the owner by email. Cancellations or changes via telephone or other means will not be accepted.

3.5 The owner recommends that the tenant takes out a travel insurance that covers unexpected cancellations.

Article 3: Cancellation by the owner

3.1 If due to circumstances the owner has to cancel the reservation, he will inform the guest by e-mail.

3.2 The amount already paid will be refunded immediately.

3.3 The owner reserves the right to cancel a booking in the event of force majeure, natural disasters, fire, political unrest, war, nuclear disasters, general strikes and so on without compensation for damage and payments already made.

Article 4: Insurance and COVID-19 (and other variants)

4.1 The guest is responsible for taking out travel and cancellation insurance. Check the coverage of this insurance. We will not refund any money in case of cancellation.

4.2 We have no compensation for COVID-19.

Article 5: Liability

5.1 During your stay in our accommodations, you as a tenant are fully liable for the furnishings and all matters associated with the stay. Damage caused by you and/or your fellow travellers must be fully reimbursed to us.

5.2 The owner is in no way liable for damage and/or injury caused to tenants/users of accommodations (including guests of the tenant). The tenant indemnifies the owner against all damage and/or injury caused to third parties.

5.3 The tenant is aware that the pool is not fenced. The tenant is responsible for the safety of children and other guests in and around the pool. The owner is not liable for accidents in and around the pool.

5.4 The owner is not liable for damage caused by natural disasters, attacks, strikes, acts of violence, accidents or theft.

5.5 The owner does not assume liability for the loss or theft of personal belongings and goods.

5.6 The owner is not liable for temporary defects or failures in and around the villa of water and/or energy supply, internet connection, heating installation, nor for changes in access routes, traffic connections, relocations and/or closure of shops, businesses, etc. The lessor shall, within its abilities, resolve faults or have them resolved as quickly as possible.

Article 6: House Rules

6.1 The number of guests must be communicated with the owner during the booking. If guests are later added to the booking, this must be communicated by e-mail. It is not allowed to stay at “La Finestra sull’Umbria” with more than 10 persons unless prior written permission has been obtained from the landlord. No additional people will be permitted at the property without prior consent. Because of governmental obligations the names of all persons included in the booking must be communicated to the lessor by email (including dates of birth) before the rental period starts.

6.2 Reservations for groups or parties of persons under 25 will not be accepted.

6.3 The accommodation may not be used for celebrations and parties.

6.4 The tenant is under no circumstances allowed to sublet the rented property or make it available to others.

6.5 Visitors are not allowed to stay overnight without the express permission of the owner.

6.6 Dogs are only allowed after prior consent of the owner. Bringing a dog must be reported by the tenant in advance in the reservation. Pets are not allowed in the pool. Pets are not allowed on the furniture and upstairs in the bedrooms. The guest is obliged to make sure that the pet does not cause damage and to immediately clean up its excrement in the house and yard.

6.7 The tenant will inspect the accommodation upon arrival and report any damage to the owner. During the stay, the tenant will immediately report any damage and/or necessary repairs to the owner.

6.8 La Finestra sull'Umbria must be inhabited by tenants with the necessary care and consideration for tranquillity, residents and the environment. The tenant must take the environment into account and must at all times avoid nuisance or hindrance (eg loud music).

6.9 It is not allowed to smoke indoors. If you smoke outside, please throw cigarette butts into the trash can and not on the ground.

6.10 When leaving the accommodation, the tenant must ensure that all windows and doors, lighting, all appliances and taps are closed/locked.

6.11. CHECK-IN/CHECK-OUT :

* The accommodations can be occupied from 4 p.m. on the first day of your stay. On the last day of your stay, the departure must take place at the latest at 10:00 am. The tenant must strictly follow these times unless otherwise agreed and specified in advance.

* The tenant shall ensure that the accommodation is left broom clean. Do not leave any garbage and waste when you leave the house and deposit it in the appropriate bins (outside the wall and along the main road). Leave the kitchen as you found it. Clean all dishes and/or place them in the dishwasher and start the cycle before leaving. Clean the kitchen surfaces. If, in the owner's opinion, the accommodation has not been left tidy, part of the security deposit will be retained for additional cleaning.

6.12 It is forbidden to charge your electric car at the facility. There are public charging points available in the area (località Santa Maria di Sette, Montone, Umbertide, ...).

6.13 In case of emergency, the owner or housekeeper has the right to enter the villa. The owner or housekeeper has the right to inspect the property during the rental period if there is a reasonable suspicion that the tenant is careless with the housing.

6.14 House rules present during the stay are an integral part of the rental agreement and must therefore be strictly observed.

6.15 In the event of non-compliance with the above rules, the rental agreement can be irrevocably dissolved and terminated, without any right to compensation or refund of the rent.

6.16 By accepting these general terms and conditions, you declare that you are aware that your stay takes place in nature, with all the less pleasant surprises that may result: changeable weather conditions, minor electricity failures, presence of insects, birds and other animals in the vicinity or even in the holiday home.

6.17 Tenants are considered to have taken note of and agreed to the contents of these General Terms and Conditions. In any case, tenant has expressly agreed to the contents of these General Terms and Conditions when placing the booking.