

The logo for "Leisure in Rome" features the words "leisure in" in a lowercase, serif font, followed by "Rome" in a larger, uppercase, serif font. The "R" in "Rome" is stylized with a large, flowing, light-colored ribbon that loops around it and extends across the top of the word. The background is white.

leisure in Rome

Bookings: Bookings are made on behalf of the Owner of the property at the prices stated in the web pages of Leisure in Rome or on the sent Rental Agreement. Rates are based on market conditions applicable at the time of realization of the Leisure in Rome S.n.c. web site.

Booking and Payment Policy :

To secure a booking the Renter is requested to insert online the credit card details that Leisure In Snc will use to debit the advance payment and secure the reservation; alternatively the Renter may fill out the Rental Agreement that Leisure in Rome will send via email and return it via fax to (0039-06- 97251640). To guarantee your reservation between 20% and 50% of the total rental is required as an advance, plus a non-refundable processing fee. This prepayment is due at time of booking by credit card (Visa or MasterCard). Please note, as soon as the payment of the advance is processed, Leisure in Rome will issue a confirmation invoice to the Renter and the Property Owner or his representative. At this stage the " requested period" can be considered secured. The balance should be paid in cash upon arrival at the property. After receipt of the advance, the Renter will be sent full contact details of the property, and instructions about how to arrive.

Rentals: The minimum rental period is generally a 3 night stay. Leisure in Rome reserves the right to modify the prices in the price list when necessary. The number of persons (adults and children) must not exceed the number of sleeping places indicated in the web pages, except in the case of infants (under 2 years old) provided that the Renter brings a travel cot and its relevant bed-linen. In the event that the maximum number of individuals is exceeded, the Owner reserves the right to refuse or revoke the booking. The substitution of persons during the rental period is forbidden unless previously agreed with Leisure in Rome. If the Client intends to host an event such as a wedding, it is required that Leisure in Rome is notified prior to the Clients arrival at the property and must be agreed upon in writing by the Owner. The Client must not sub-let or assign the rental of the apartment, unless previously agreed by the Owner. Leisure in Rome will allow the transfer of a client's reservation to another person/party. The request must be sent in writing to Leisure in Rome for approval and is subject to an administrative charge of € 100,00. The Client and his guests are responsible for

securing their personal belongings including jewellery and other valuables, as well as the house, which includes locking all doors and windows while away. The Client may not use the properties for any other purpose than of a private holiday residence for the accommodation of the Client and his guests unless otherwise agreed upon in writing by the Owner. The Client shall not engage in any activity or practice that is or may become a nuisance or annoyance to the Owner or the occupants of adjoining land, or that might invalidate any insurance policies effected on the property.

Check in / Checkout:

Unless otherwise specified in the description of the property, the arrival/departure must be as follows: Arrivals: between 3 p.m. and 7 p.m. Departures: between 8 a.m. and 10 a.m. Any change to the arrival date and arrival time must be advised and approved by Leisure in Rome at least 7 days in advance. In case of unavoidable delay on arrival, the Renter must call Leisure in Rome Customer Service Dept. manned from Monday to Friday between 3 p.m. and 6 p.m. - Tel.+39.06.68300335. Arrivals after 11 p.m. will be considered late check ins with a fee to pay upon arrival to the owner or his representative.

In the event that the owner or his representative are not available and it is not possible to advise the owner or his representative of a late arrival, if the late arrival was not previously advised of or if event that the owner cannot accept a late arrival, the Renter alone is responsible for the cost of the overnight stay in a hotel. The owner or his representative, who are then obliged to make an unplanned displacement to the property, are entitled to claim from the Renter the reimbursement of their expenses. On arrival the Renter must show the rental voucher as well as all guests' passports or identity cards to the owner or his representative to enable them to proceed with their registration in accordance with Italian legal requirements

Cancellations - cancellation fee

Any cancellation must be in writing and addressed via mail to: Leisure in Rome Piazza Adriana, 11 - 00193 Rome (Italy) or via fax +39-06-97251640. The effective date of cancellation is when the written notification is received by Leisure in Rome.

Cancellation penalties are set out in the table below:

- a) From confirmation up to 90 days prior to arrival € 50 administrative fee
- b) Recess from 89 to 7 days prior to arrival Full advance payment
- c) Late cancellation / NO SHOW 100% of the entire rental

Accidental Damage Fee

All reservations require an Accidental Damage Fee (stated on the booking form)

due upon arrival (by cash or travellers cheques in € only) to the Owner or Representative. This fee will cover any accidental damage caused to the rented house and is refundable upon departure less any deduction made for loss or damage caused by the clients, or for any additional costs that were not included in the letting price. THE OWNER OR HIS REPRESENTATIVE CAN REFUSE ACCESS TO THE PROPERTY IF THE SECURITY DEPOSIT IS NOT PAID AT THE TIME OF ARRIVAL. Should the Renter decide to leave the property prematurely the owner or his representative is authorized to refund the deposit to the Renter by post (less any deductions for damages or any additional expenses) and only after having checked the inventory and the property in question. Leisure in Rome S.n.c declines all responsibility in the event of a dispute between the Renter and the owner regarding the deposit. The Renter agrees to indemnify Owner for any damages to the dwelling or grounds and to furnishings, caused by negligence of the guest or any member of his/her party that occur during the guests stay. If the guest's card is charged for reasons above, a copy of the charge with appropriate documentation will be forwarded within 30 days of departure.

Refunds:

No refunds will be given for cancellations or interruption due to inclement weather or illness. ' Leisure in Rome S.n.c ' strongly advises all tenants to consider insurance needs in relation to travel, accident, medical and personal cover. Leisure in Rome S.n.c does not offer cancellation insurance. Below is a list of companies that offer this form of insurance. Please note that this is provided for information purposes only. Leisure in Rome S.n.c does not endorse these companies or have any form of affiliation. Here is a list of Companies Offering Insurance: Access America, Travelex, CSA, GlobalCare, TravelSafe.

Leisure in Rome S.n.c can not accept liability for any accident, injury, loss or damage sustained by tenants. Once you have checked into the property, no refund will be made for early checkouts. If you do not cancel the reservation and do not arrive for your rental period, all monies paid will be forfeited.

Leisure in Rome S.n.c will not issue refunds for situations arising from hurricanes, including evacuations, without Travel Insurance coverage.

Rates:

Rates do not include the administration fee, damage waiver fees. Rates, terms and taxes are subject to change without notice.

Additional Services:

For properties offering extra services the request must be made in writing to Leisure in Rome S.n.c upon confirmation. Requests made after booking are subject to availability. Payment is due in full in cash upon arrival to the Owner or representative. Cancellations of extra services must be made no later than 1

weeks prior to arrival and are subject to the administration fee.

Pets :

The Renter is obliged to advise Leisure in Rome S.n.c at the time of booking if he is bringing any pets with him and he should communicate numbers and size. Pets are admitted only under request. It is compulsory for the Renter to supervise pets within the communal areas of the accommodation. Pets are not permitted in some of the Properties we represent, please make sure to specify that you are looking for a "Pet Friendly" villa or apartment when making your reservation. Not authorized pets authorizes Leisure in Rome S.n.c to terminate both guest's occupancy of the dwelling and reservation. The guests will also forfeit all rent and may be charged a € 250.00 cleaning fee.

Termination By Owner:

In the event that the owner of a property elects to remove his property from the management responsibilities of Leisure in Rome S.n.c , the guest agrees to hold Leisure in Rome S.n.c harmless. In such event, the Leisure in Rome S.n.c agrees to provide the Guest with a comparable property at the original rate. If comparable properties are not available, the guest agrees to accept a full refund of all monies the Guest has paid for the rental of the property during the agreed rental period in lieu of any other possible damages. Leisure in Rome S.n.c and the Owner reserve the absolute right to require any individual to vacate a rental property for disruptive behavior without any refund.

Age Requirements: There must be at least one individual over 20 years of age who will occupy the property during the entire stay or reservation must be signed and authorized by a parent or legal guardian who will share responsibility for all costs, damages, etc.

Furnishings:

Furnishings of the homes are NOT to be moved or rearranged.

Property Substitution:

On the rare occasions in which circumstances force Leisure in Rome to cancel a client's reservation, the client can choose to book another apartment with similar characteristics among our available offers. In the case that the alternative options do not fit the client's needs, we will refund the total deposit amount and Leisure in Rome will incur no further liability.

Renter Complaints:

If the Renter or his guests have any problem during a stay he must notify the Owner or Owner's representative immediately. Should the Owner or Owner's representative not be available, the Renter should contact the Leisure in Rome

S.n.c Emergency Complaints Number previously provided with the voucher. Complaints notified only after vacating the property cannot be taken into consideration.

Agency/Owner Complaints:

In the case of complaints coming from neighbors or inhabitants of the apartment building due to noise or any other antisocial behavior, Leisure in Rome reserves the right to immediately cancel the reservation without refund of monies paid, and the renter will be obligated to vacate the apartment immediately.

Jurisdiction:

In the event of controversies arising from the booking and the letting, only the Roma Law Court can deal with the matter and only Italian law applies. By agreeing to or signing the booking form and by making the booking, this implies that Leisure in Rome S.n.c General Conditions of Letting have been understood and have thereby been accepted without reserve and without exception. If any of the conditions of this contract have become invalid or were invalid or if in this contract there should be a gap, the other conditions cannot be contested.