

Villa rentals, Travel experiences and Weddings designed *for you.*

BOOKING CONTRACT

Please read the following contract carefully. Once we notify you that your choice/s are available, this contract must be received within 3 days via e-mail or fax.

Date

Client name

Address

Phone

Alternate phone

E-mail

Property name

Location

Arrival date

Departure date

Number of

Weeks

Max guests

Number in party – please list the names and ages of guests staying at the property:

1. Contract

This Contract represents the entire agreement between the parties and is subject to all conditions set forth herein. It can be changed only in writing and must be signed by both parties. Together with the Confirmation Invoice and this Contract, represents the entire agreement of the parties. No firm booking/contract is made unless the Client submits this contract, together with applicable payment as set forth in this contract and payment has been processed. The Client is responsible for payment of the price stated on the Confirmation Invoice and the compliance by members of Client's party with the terms and conditions of this Contract.

2. Rate Information

Apartment, villa rentals and all additional services are quoted in Euros and are subject to change. The exchange rate applied is the current rate of the day of the charge plus 0.04 bank exchange fees.

There may be additional surcharges for extra guests above the maximum set forth in this Contract, if permitted by the Owner of the rental property.

3. Included in the contract price

Rental fees include: rental of the villa or apartment, our service fees for brokering the rental of the subject property, sheets and towels, basic cooking utensils, pots, pans, glassware, dinnerware, flatware; normal use of water, electricity, and cooking gas (except for heating and air-conditioning) unless otherwise specified; use of swimming pool for the designated periods, where available. Some properties include the cost of final cleaning, but for most, it is an additional fee.

4. Not included in the contract price

Travel arrangements, insurance, ground transportation, consumables of any kind; such as food, cleaning supplies, soaps and toilet paper, paper towels and napkins.

5. Additional Expenses to be paid locally

Additional costs may include: heating, telephone, cleaning services, electricity when air conditioning is available, and all additional services not specified in the property description. Very few properties include heating and air conditioning; please refer to property description. The period in which heating is available is subject to Italian laws (generally November through March). All these expenses are payable locally in cash Euro and will be deducted from the security deposit. The Client is responsible for any amount exceeding the security deposit.

6. Additional Services

Request for additional services such as maid, cook, grocery shopping must be made in writing by Italy in Style no later than 8 weeks prior to your arrival. These services are not guaranteed and are not included in the contract price unless otherwise specified in the individual property information. Italy in Style makes no representation of the level or quality of these services. Payment is due in full in cash Euro to the key holder upon arrival to the Rental Property unless otherwise indicated in the property description and cannot be paid by credit card. Changes to the services requests are subject to a US \$ 35 administrative charge and acceptance from the Owner. Clients cannot employ outside third party services unless requested in writing and approved by the Owner.

7. Payment

Within three (3) days of the execution of this contract, the Client shall pay a non-refundable deposit of 50% of the total contract amount by check, money order, wire transfer, Visa, Master Card or American Express. This booking cannot be confirmed until the deposit is received and processed.

For credit card payments a fee of 3.5%-4% applies. Italy in Style charges \$ 25 for each subsequent credit card processed after the first when groups of friends are traveling together. Final payment is due a minimum of 10 weeks prior to the rental date. If a booking is made within 10 weeks of the rental date, the entire contract price is due at the time of booking. If any payment is not made within the above times, we shall treat the contract as cancelled and retain all deposits paid and/or apply additional cancellation charges (see paragraph "cancellation"). If payments are made by credit card, only the Client's credit card listed on this contract can be used for payments.

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8. Cancellation & travel insurance

All cancellations must be received in writing and become effective on the date of receipt by our company. Cancellations received 10 weeks or more prior to the rental date will forfeit all deposits paid to date. For Cancellations received less than 10 weeks prior to the rental date a charge of 100% of the contract price will apply. Penalty payments cannot be transferred to other periods or other services. We strongly advise Clients to purchase trip cancellation insurance to protect their travel investment. If you would like to purchase travel insurance through Italy in Style, please see our web-site or contact us for assistance in purchasing the coverage.

9. Changes to reservation

The Client may decide after booking to alter any of the details of the confirmed booking or transfer it to another person. The request must be made to Italy in Style in writing and is subject to an administrative charge of US \$150 per change. If the booking is transferred, the transferee will then be responsible for all terms and conditions of this contract and must sign a booking transfer agreement.

10. Changes or cancellation by Owner/our company

Italy in Style reserves the right to modify or cancel this contract at any time, in any case where it is necessary, as a result of force majeure or any other reason beyond our control. In the event of such cancellation, Italy in Style shall inform the Client as soon as possible and, if requested, assist you in making a new booking. If the cost of the property is less than your original booking then you will receive a refund. However, if the cost is more, then upon your acceptance you will have to pay the difference. In the event a new booking is not possible, or the alternative accommodation is not to your satisfaction, we will refund the amount paid to us in full. In no event will Italy in Style be responsible for any consequential or incidental damages, including travel expense, alternative lodging or other expenses.

11. Client responsibility and security deposit

The Client is responsible to maintain and leave the property in the same condition of cleanliness and repair as upon arrival. Any loss or damage to the property and its contents will be charged to the Client. The full replacement value of all damage caused will be due regardless of the amount of the security deposit.

Guests must act responsibly and with respect towards other guests, the property Owner or Manager, and their staff at all times. Our company reserves the right to require any individual to vacate a property for disruptive behavior, without any refund.

A security deposit in Euro (cash) against any possible damage caused to the property, unpaid utility and other charges as specified in the voucher, is payable upon arrival at the rental property directly to the key holder. For some properties, a credit card authorization is required.

The full sum is returnable upon departure. Any loss or damage to the property will be deducted by the Owner or property Manager from Client's deposit.

12. Number of occupants

Italy in Style requires the names and ages of all guests staying at each property on the contract. Property Owners reserve the right to refuse admittance if the number of persons arriving exceeds the number on the booking confirmation or the maximum number the property can sleep, as set out in the property description. Failure to comply may result in guests turned away and/or the entire party eviction at their own expense.

13. Pets

Pets are not permitted unless explicitly agreed to in writing. The presence of an unauthorized pet is grounds for immediate eviction without the right to any reimbursement. If the property Owner accepts pet/s, an additional security deposit and/or additional fee for final cleaning will be required.

14. Vouchers

All communications by Italy in Style will be made to the Client who signed the contract. It is the Client's responsibility to release this information to their party. After payment of the balance, and at least 14 days prior to the rental date, Italy in Style will provide a non-transferable rental voucher and all pertinent information about the property: addresses, driving directions, telephone numbers and contact person's names. The voucher must be presented to the Owner or property Manager at time of arrival.

15. Arrival and departure times

Client must give Italy in Style an appointed time of arrival to the rental property. Check-in hours vary and are usually between 4.00pm and 7.00pm, local time, unless otherwise specified on your voucher. Special arrangements may be made for pre-registration at an additional expense. The exact time will be noted on your booking confirmation. Arrivals outside these times may result in late-arrival fees and delayed or denied admittance. In these cases, Clients must look for alternate lodging at their own expense until the Owner or property Manager can set a new appointment. We require that Clients telephone the Owner or property Manager to advise the estimated time of arrival. Check-out time is 10:00 A.M. unless alternate arrangements have been made with the property.

16. Promotional information

Italy in Style has taken all precautions to insure accuracy of all information. However, nothing in our web-site, printed material, or any suggestion expressed by our employees or Owner, shall be treated as term or condition for this contract. The Client determines his/her own needs, requirements and expectations when selecting a rental property from our company's web-site.

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Our company shall not be liable with regard to any differences of opinion as to the condition or quality of the properties advertised. Owner(s) reserve the right to make modifications to the Rental property specifications that are considered necessary in the light of operating requirements. Owner(s) reserve the right to alter furniture, fittings, amenities, facilities, or any part of any activities, either advertised or previously available without notice.

17. Complaints

Upon arrival the Client must inspect the property. In the unlikely event any problem occur with the rental property the Client must immediately (within 24 hours) notify the Owner or property Manager to correct the problem. The Client shall allow the Owner or Manager reasonable time to solve the problem, or to find a suitable replacement property. If the Owner or property Manager is unable to rectify the situation, Client shall contact the Italy in Style representative listed on the Client's voucher. Should Client need further assistance, Client should call Italy in Style's number listed on the Client's voucher.

Vacating the rental property without Italy in Style authorization shall not constitute an adequate cause for a refund. Failure to report a problem during a rental and/or failure to remain in contact by phone while providing the Owner or Owner's representative and Italy in Style an opportunity to remedy the complaint during the rental period will void any claim. As with any home, repairs may be necessary as things wear down. Italy in Style is not responsible for any breakdown of appliances, loss of heat or water etc. that occur at the rental property, but will do their best to rectify any situation in a timely manner.

18. Child/Infant safety

Italy in Style and its agents do not inspect cribs/cots, high chairs, or other furniture that may be provided at a rental property. Such equipment may not conform to any safety standards and the Client's use of all furniture is at their own risk. Clients are encouraged to provide their own portable crib/cot or bassinet when necessary.

19. Liability

Client acknowledges that Italy in Style does not own the Rental property and undertakes only to act as agent for the Owner of the property. Clients of Italy in Style Corp., in all legal respects, are directly responsible to the property owner, and the property owner is directly responsible to the client. Italy in Style assumes no responsibility for any claims, accident, loss, expenses or other financial loss, damage, injury or inconvenience, whether to person or property, arising from the rental of the property. Client shall take reasonable precaution to safeguard persons, possessions and property. Client acknowledges that Italy in Style and its representatives shall not be liable for any loss or damage resulting from strikes, war, acts of terrorism, government restraints, weather conditions, sickness, accident, injury, loss, theft, natural disaster, or any other cause beyond their control.

20. Jurisdiction

Italy in Style and its Client agree that the laws of California shall govern this contract, and that exclusive jurisdiction over all disputes arising out of this contract shall be in the courts of San Mateo County, California.

21. Agreement

The Client agrees to accept and abide by the Terms and Conditions of this contract. In addition, Client acknowledges having been fully apprised of all information conveyed by Italy in Style regarding the rental property and that all payments are non-refundable.

The Client acknowledges that he/she has relayed all such info regarding Villa and Apartment Terms and Conditions to all members of the Client's traveling party. Therefore all members of the traveling party are bound by the Terms and Conditions of this contract. Please note for any comments and/or correspondence, Italy in Style will only correspond with and direct all comments to the Client making the booking.

 Client's Signature

 Date