

TERMS AND CONDITIONS

San Potente Agriturismo S.a.s. (hereinafter referred to as “SPA”) is a family run company which rents holiday apartments in three privately owned Residences located in Umbria: Residence Menotre, Residence Vallemela, and Villa Rosy.

- 1**

 - a.** All rental prices are quoted in Euro per week.
In the event of inconsistencies between prices published by other websites or by dedicated portals, only prices published in the website www.sanpotente.it shall be referred to.
 - b.** “SPA” shall only check-in guests who have booked in advance either via fax or e-mail.
 - c.** Customers willing to book an apartment shall specify the following: name of Residence, name of apartment, length of stay, exact number of people. Provisional bookings will be held up to 5 days on average. To confirm bookings customers shall pay “SPA” a down payment of 30% of the total amount at their own expenses via credit card, bank or post transfer.
Down payments shall not be refundable, except as provided in paragraph 9 hereafter.
 - d.** Bookings will be confirmed upon receipt of the above mentioned down payment. Soon afterwards customers will be sent the official booking voucher, road directions to reach the residence, contact numbers, and general lease terms and conditions.
 - e.** Upon arrival customers will be requested to show the owner, or the person in charge, the official booking voucher. Without a valid booking voucher, customers will not be entitled to stay in the booked apartment.
In the event of inconsistencies between the name on the voucher and the actual name of the person, “SPA” reserves the right to refuse to hand over the keys of the apartment, unless agreed so beforehand.
- 2**

Upon arrival, should the customer require a number of beds exceeding (a) the number of available beds in the booked apartment, or (b) the number detailed in the voucher, “SPA” reserves the right to refuse to hand over the keys of the apartment or, for point (b), to request at its own discretion a price increase for the stay.
- 3**

On the day of arrival check-in times will be from 4 p.m. to 6 p.m., and on the day of departure check-out shall be completed by 10 am in order to allow “SPA” to have the apartments ready for the following customers. Customers are kindly requested to adhere to said times, or, should any problems arise, inform “SPA” far in advance. “SPA” will try to meet customers needs. Should your travel arrangements necessitate a check-in between 11.30 p.m. and 6.30 a.m., “SPA” has to charge a late night check-in fee of € 60.00.
- 4**

In compliance with the Italian law, upon arrival all members of the party are requested to show a valid passport or ID. Customers are also requested to settle the remaining amount due (by credit card, debit card, or cash), pay a deposit (Euro notes only will be accepted) and sign a copy of these “Terms and Conditions”.
- 5**

The keys of the apartment will only be handed over after payment of the above mentioned deposit.

Said deposit will be entirely returned to the customers upon departure. However, should any damages occur during the stay (e.g. damaged furniture in the apartment, garden, swimming pool, or any other damaged equipment inside or outside the house), should any objects be missing, or extraordinary expenses arise for which the customer may be liable, the corresponding amount will be deducted from the deposit.

- 6 Customers are not bound to clean the apartment before leaving. However, “SPA” will double the amount of the final cleaning, should the apartment be left in very bad conditions (e.g. full rubbish bins, dishes in the sink, etc.).
- 7 Animals are not permitted in the “SPA”'s Residences. Keys will not be handed over to those customers who are not willing to comply with this clause.
- 8 “SPA” shall not be liable for bad weather; insect or other animal bites; power, gas or water cuts; or any other inconvenience not directly attributable to “SPA”.
- 9 Should the booked apartment no longer be available due to force majeure, “SPA” will immediately inform customers and proceed to either refund the entire down payment amount, or allow customers to stay in one or more of the “SPA” apartments, adjusting the final amount according to the current rates.

Please feel free to contact “SPA” for any further details.

These ‘Terms and Conditions’ constitute a legally binding part of the rental agreement.

In the event of litigation the place of jurisdiction shall be the Court of Perugia.

Date _____

Owner’s Signature

Customer’s Signature
