

**Villa Rosina, Como, Italy**  
**Vacation Rental Agreement and Information Sheet**  
**\*\*Please sign and Return ASAP\***  
**Email: [reservations@lakecomovilla.com](mailto:reservations@lakecomovilla.com)**  
**Fax: 1-505-983-3938**

Name \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**RESERVED DATES**

IN: \_\_\_\_\_ at 3 pm. OUT: \_\_\_\_\_ at 11 am

Number of Adults \_\_\_\_\_ Children \_\_\_\_\_ Pets: \_\_\_\_\_ Prior owner approval required.

TOTAL RENT FOR \_\_\_\_\_ DAYS @ RATE \_\_\_\_\_ = \$ \_\_\_\_\_

LESS 50% DEPOSIT DUE NOW - \$ \_\_\_\_\_

TOTAL BALANCE DUE = \$ \_\_\_\_\_

**\*BALANCE DUE MUST BE PAID 30 DAYS PRIOR TO ARRIVAL DATE\***

**PAYMENT OPTIONS**

**BY CREDIT CARD**

NAME ON CARD: \_\_\_\_\_ TYPE OF CARD: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

CREDIT CARD # \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

This signature confirms authorization for Lino Pertusini dba Osteria d'Assisi/Villa Rosina to debit this credit card account for the amount of the deposit, and then subsequently for the remaining balance to complete full payment of said rental. This security deposit will hold your reservation and may be applied to cover any damages that may occur during your rental stay.

**WIRE TRANSFER**

A wire transfer of funds for the deposit and the subsequent balance may be made to:

Banca Popolare di Sondrio, Filiale  
196 Bellagio  
c/o Lino Pertusini  
Account #: IBAN IT55 W056 9650 9400 0002 0233X43  
SWIFT Code: POSOIT22.

**Please be sure to note your name and reservation date and Villa Rosina on your wire transfer information.**

**Villa Rosina**  
**TERMS AND CONDITIONS**

1. **CHECK-IN/CHECK-OUT:** Check-in time is between 3 & 8 pm and check-out time is 11:00 am. Any early check-in or late check-out can be coordinated, if available, for a fee of \$50.00. \$50.00 will be charged for any keys and/or security gate swipe cards that are not returned upon check-out. Please call ahead if you are going to arrive late.
2. **OCCUPANCY:** Above Tenant is an adult (at least 30 years of age) and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.
3. **PETS:** No pets allowed, unless prior approval/arrangements have been made with owner.
4. **SMOKING:** The Villa is a non-smoking property.
5. **TERMS OF PAYMENT:** An advance payment equal to 50% of the rental rate is required at the time your reservation is made. The advance payment will be applied toward the rent. The balance is due 60 days prior to your arrival date

We accept, VISA, MASTERCARD, DISCOVER and AMERICAN EXPRESS.

6. **CANCELLATION POLICY:** NOTICE OF CANCELLATION MUST BE IN WRITING and received more than 60 days PRIOR the lease start date. In this case we will refund the sums you have paid, less a 5% cancellation fee.

Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and the reservation deposit. Cancellation or early departure does not warrant any refund of rent.

7. **DAMAGE AND PET DEPOSIT:** A Credit Card on file or Security Deposit Insurance must be agreed upon, at the time your reservation is made, as this security deposit will be used to cover all damages incurred such as breakage or damage to appliances, furnishings, etc. or the property itself. The open-credit card voucher is also for the purpose of covering any damages as a result of the occupancy of a pet.
8. **CLEANING FEE:** All guests are expected to maintain the property in a reasonable condition during their stay. If the property is left in such a condition that requires more cleaning than usual, an additional fee will be charged to your credit card. Cleaning fee is based on \$80 Euro (2/4 occupants) \$100 Euro (5/6 occupants), to be paid on site at check out.

If additional or unusual cleaning is necessary, there will be an additional charge to your credit card.

9. **TRAVEL/SECURITY INSURANCE:** Guests may have the option to purchase travel insurance from CSA Insurance. Security Deposit Insurance \_\_\_\_\_

10. **LIABILITY AND DAMAGE:** Tenant shall indemnify and hold Owner free and harmless from any and all liability, claims, loss, damage or expenses including attorney fees arising by reason of any death, injury, illness or property damage sustained by any person including Tenant or any agent, employee, guest or invitee of Tenant where such death, injury, illness or property damage that is:

- a. allegedly caused by a negligent or intentional act of Tenant or any guest, invitee or agent of the Tenant, and/or
- b. allegedly caused by a negligent or intentional act of Owner or any guest, invitee, agent or employee of Owner, unless there is a gross negligence by owner.

11. **PROPERTY TERRACES/PATIOS, PARKING AREAS, ETC:** Tenant hereby acknowledges that the property they have reserved includes patios/terraces, steps, etc., and is fully aware that these areas can be hazardous. Tenants should observe and adhere to all rules and policies as posted at the property. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the property patios/terraces, etc.

**Villa Rosina**  
**TERMS AND CONDITIONS (continued)**

12. **NOISE/NUISANCE:** Tenant shall not disturb neighbors with loud noise or music, or unlawful, unsafe or pollution-causing behavior. Should Tenant allow or participate in such behavior, Tenant will be evicted and forfeit the remainder of the rental fee and the security deposit. If you are having a private party, for a small group or several individuals, please make prior arrangements with management.
13. **UTILITY CHARGES:** Rental rates include utilities, except in winter. Also, long distance telephone charges are the responsibility of the Tenant and if not paid at check-out, will be charged to your credit card which has been secured for this purpose.
14. **WHAT WE SUPPLY:** The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen, TV, stereo, outdoor furniture. Please bring your own toiletries, and refurbish any items you may use prior to departure.
15. **MAILING ADDRESS:** The signed agreement should be forwarded by email or faxed to:  
[reservations@lakecomovilla.com](mailto:reservations@lakecomovilla.com) or 1-505-986-3938, Attn: Lino Pertusini

**I have read the above Terms & Conditions and agree to abide by them.**

**Tenant Signature** \_\_\_\_\_

**Date** \_\_\_\_\_