GENERAL TERMS AND CONDITIONS (GTC)
FOR SHORT-TERM RENTAL FOR TOURIST PURPOSES

The short-term rental agreement between the Guest (hereinafter "LESSEE") and the private operators of "Villino collinamare®", Ms. Jutta Neubauer and Mr. Nicola C. Costantini (hereinafter collectively "LESSOR"), shall be concluded at the time of acceptance of the booking by the Lessor. By making a booking, the Lessee declares that they have read, understood, and fully accepted these General Terms and Conditions for Short-Term Rental for Tourist Purposes relating to the stay at Villino collinamare®.

The accommodation is leased exclusively for tourist purposes for short-term stays, in accordance with Italian laws and regulations regarding rentals for tourist purposes.

The LESSOR is the rightful holder of the authority to lease the furnished real estate unit located in Cupra Marittima (AP), Contrada Sant'Andrea nr. 59, Italy, consisting of 2 rooms plus a living room with kitchenette and bathroom, registered at the land registry in Foglio 17, Particella 478, energy class A4, registered in the regional/national tourism register under CIR: 044017-LOC-00289 and CIN: IT044017C2WNHQHY8O.

The Guest (hereinafter "LESSEE") declares that they have reviewed
- the images and informational materials of the property uploaded on our website and/or on social media portals and/or on booking portals, which were made available at the time of booking,
- or have inspected the ACCOMMODATION directly,

and deems it suitable for their own needs and purposes. Furthermore, if the LESSEE is not an Italian national, they hereby authorize the LESSOR to apply for their own tax number (Codice Fiscale) on their behalf, if necessary or appropriate.

1. Check-in
The property shall be made available ("CHECK-IN") on the booked day of arrival, as agreed:
- by personal handover of the keys during regular check-in hours **from 5:00 p.m. to 8:00 p.m.,**
- or, **outside of these hours**, by use of a key safe.

The contact information of the LESSOR as well as the code for the key safe will be communicated to the LESSEE personally.

The exact CHECK-IN time must be communicated by the LESSEE via email **no later than one week prior to the arrival date**. The Check-in must be carried out in accordance with the provisions of our House Rules, which are set forth in Exhibit I below these General Terms and Conditions (GTC).

OBLIGATORY FOR CHECK-IN:
1. At check-in, a valid identification document must be presented for each guest, as described in the GTC under Article 6 "Security"

2. At check-in, the LESSEE shall pay a security deposit of **100 Euros**, as described in the GTC under Article 10 "Security deposit and Lessee's responsibility."

3. At check-in, the legally required tourist tax must be paid for each guest, as described in the GTC under Article 5 "Additional Payments"

4. Upon check-in, the LESSOR and the LESSEE shall sign the short-term tourist rental agreement for the property of Villino collinamare®. This agreement constitutes the contractual basis for our GTC, including all booking data, the House Rules, and a detailed inventory list. Further details thereto are described in the GTC under Article 19 "Signing of the short-term rental agreement for tourist purposes".

The LESSOR shall provide the current and valid Energy Performance Certificate (APE – Attestato di Prestazione Energetica) inside the building, issued on **March 11, 2025,** by technician **Giuseppe Liodori.**

2. Check-out
The LESSEE is obligated to completely vacate the property **by no later than 10:00 a.m.** on the indicated day of departure („CHECK-OUT"). All persons and personal belongings must have left the property by this time. This vacating shall occur automatically, without the requirement of a separate notice of termination. Check-out must be carried out in accordance with the House Rules.

The evening before departure, the LESSEE will contact the LESSOR by phone to arrange the time for the handover. Both parties shall jointly carry out an inspection to verify the condition of the property. If no obvious damage is found, the LESSOR shall refund the security deposit to the LESSEE, as further explained in Section 10 "Security deposit and Lessee's responsibility". The LESSOR's contact information will be provided to the LESSEE personally.
On the day of departure, the LESSEE shall exit the premises through the entrance gate and place the keys in the keysafe. The numerical code for unlocking the key safe will be communicated to the LESSEE personally.

In any case, the LESSOR reserves the right to claim compensation from the LESSEE for any damage that was not immediately detectable at the time of returning the property.

3. Rent and Payment Terms
The rent ("RENT") corresponds to the total booking amount confirmed online and set out in the booking confirmation.

- Of this amount, a **50% deposit** of the total amount shall be paid **within 3 days of receipt of our booking confirmation.**
- This deposit will be deducted from the final balance. The remaining balance must be paid **no later than 15 days before the day of arrival.**
- In the case of a last-minute booking (15 days or less before arrival), the full rental amount is due **within 3 days of receipt of our booking confirmation.**

Payments must be made by bank transfer. Furthermore, a copy of the payment receipt must be sent by email to:
info[AT]villino-collinamare.it *
The bank details and IBAN will be provided during the booking process. The LESSOR will issue a receipt for each payment.

In the event of withdrawal from the contract or cancellation by the LESSEE, the cancellation provisions pursuant to Article 11 of these GTC shall apply.

4. Property characteristics and expenses included
The property is delivered clean, furnished (as per inventory), with bed and bath linens, and includes utilities (electricity, hot/cold water), plus:

General:
- Wi-Fi connection
- Air conditioning
- Mosquito nets on windows
- Professional cleaning after departure

Inside:
- 1 bath towel, 1 towel and 1 bidet towel per person
- Bedding for summer, mid-season, and winter (dependent on season of stay)
- 2 dish towels, 2 guest towels, pot holders
- Child-friendly dishes and cutlery
- Some books and games for indoors and outdoors

Outdoor area:
- 1 garden dining table with 6 chairs
- 6 sun loungers in private garden
- Parasol, barbecue area
- Private parking

Upon request:
- 1 crib, 1 high chair, 1 changing table pad and/or 1 baby toilet seat
- In the room with two single beds (twin room), the beds can be joined together on request.

Excluded:
- Pets are not allowed neither inside nor in the outdoor areas of the property.
- Non-smoking house

A detailed inventory list is set forth below in Exhibit II and is furthermore provided in the vacation property. The inventory forms an integral part of these GTC.

All at LESSOR's expense, contrary to Civil Code provisions.

The LESSEE declares, as indicated above, that he has either personally inspected the rented property or viewed it by means of the informational and photographic material made available online by the LESSOR, as referred to in these GTC. He further declares that the property is fit for its intended use, free from obvious defects that could be harmful to health, adequate for his specific needs, in particular with regard to all systems as well as the windows and doors. He also declares that he accepts the property in its current factual and

legal condition and relieves the LESSOR from any obligation to carry out any kind of adaptation.

5. Additional payments
In addition to RENT, the LESSEE shall pay the applicable tourist tax at CHECK-IN, as per local regulations and Art. 4 of Decree-Law No. 50/2017, as amended.

6. Security
In order to comply with the general obligations of mutual fairness and transparency, as well as the specific obligations under Article 109 T.U.L.P.S. regarding the registration and notification of guests' personal data to the police authorities (Questura), the LESSEE is required to provide the LESSOR with his own valid identity documents and those of all guests staying at the accommodation before or at the time of check-in.
Any omission or false declaration by the LESSEE shall constitute a material breach of this Agreement and shall result in its automatic termination without any right to refund. The LESSOR shall be entitled to retain the full amount paid as a penalty, as well as reserving the right to claim compensation for any further damages.

7. House rules and code of conduct
The use of the property is governed by the applicable legal provisions of tenancy law as well as by these General Terms and Conditions (GTC), to the extent that the aforementioned legal provisions cannot be deviated from by these GTC. Additionally, the House Rules shall apply, as set forth in Exhibit I below these GTC. These House Rules are also contained in the so-called "House Guide", which is available inside the property.
The LESSEE undertakes to comply with the House Rules and the statutory regulations governing the use of the property. Furthermore, the TENANT confirms having received, read, and accepted the House Rules. The House Rules form an integral part of these GTC.

8. Repairs and maintenance
The LESSOR is fully responsible for:
- repairs not caused by the LESSEE;
- ordinary and extraordinary maintenance; expenses are borne solely by the LESSOR, contrary to Civil Code provisions.

9. Custody obligations
Upon key collection, the LESSEE becomes custodian of the property.
The LESSEE:
- is responsible for the property and its contents from CHECK-IN, and liable for any damage caused by themselves or guests;
- may not sublet or transfer usage to third parties;
- may not bring pets;
- may not smoke inside.
- Climbing of any trees on the property by the LESSEE or their guests is strictly prohibited.

The LESSEE must report any defects or missing items within 48 hours of check-in. Failure to do so will result in such issues being presumed to have occurred during the LESSEE’s stay, and therefore their responsibility.

The property must be returned in the same condition as it was received (Art. 1590 c.c.), except for normal wear and tear.

10. Security deposit and Lessee's responsibility
As security for all obligations arising under these GTC, including the obligations of proper custody and timely return of the property, and without prejudice to the right to claim compensation for any further damages, the LESSEE shall pay a non-interest-bearing security deposit in the amount of **EUR 100** (against receipt). This security deposit shall not be set off against the RENT. If the conditions are met, the deposit will be refunded on the evening prior to departure in accordance with Article 2 of these GTC, after the LESSOR has verified the condition of the property and its furnishings.
If any damages or missing items are identified, their cost will be deducted from the security deposit. Should the cost exceed the deposit amount, the LESSEE shall be liable for the difference.
The LESSOR also reserves the right to claim compensation for concealed damages not immediately apparent at the time of handover of the property.

11. Cancellation and no-show penalties
Due to the short-term nature of the rental:

- The LESSEE cannot request partial refunds even if the property is unused.
- If the LESSEE cancels the reservation or fails to show up (no-show), the following penalties shall apply:
  - **Cancellation up to 30 days before check-in:**
    The LESSEE shall receive a full refund (100 %).

  - **Cancellation between 7 and 29 days before check-in:**
    The LESSEE shall receive a refund of 50 %.
    The remaining 50 % shall be retained by the LESSOR as liquidated damages.

  - **Cancellation less than 7 days before check-in or no-show:**
    The LESSEE shall receive no refund (0 %).
    The LESSOR shall retain the entire amount paid as liquidated damages.

All cancellation requests must be submitted in writing by email and shall only be considered valid upon written confirmation by email from the LESSOR.

In the event of late arrival or early departure relative to the dates specified in the online booking, no refund shall be given for any unused nights.

No-Show: In the event of a failure to appear on the CHECK-IN day, the full booking amount shall be retained as a contractual penalty. No refund will be provided.

12. Guest rules, prohibition of overcrowding.
Hosting more guests than agreed upon will result in the termination of the agreement pursuant to Article 1456 of the Civil Code, along with a penalty equal to the full rental amount, which may be deducted from the security deposit.

13. House rule violations
Violation of the House Rules shall constitute a material breach of the agreement. The LESSOR reserves the right to terminate the contract and retain the full rental amount as a penalty, without prejudice to any additional claims for damages.

14. Solve et repete clause (art. 1462 c.c., Italian Civil Code)
The LESSEE may not raise any objections or complaints regarding the contract or these GTC without having first paid the rent in full.

15. LESSOR's delay or default
Given the specific nature and short duration of the contract, the LESSOR is obligated to take immediate action if the property is delivered in an inadequately cleaned condition or does not meet the promised features, and to ensure a punctual CHECK-IN.

16. LESSEE's delay and default
The LESSEE, being aware of the potential harm caused by a delayed vacating of the property at the time of CHECK-OUT, agrees to compensate the LESSOR for any resulting damages. The LESSEE also assumes liability for any additional damages and undertakes to remove all personal belongings or effects left behind after CHECK-OUT. This obligation is without prejudice to the LESSOR's assumption of safekeeping responsibilities for any items left in the property.

17. Liability waiver and access rights
The LESSEE declares, as indicated above, that he has either personally inspected the rented property or viewed it by means of the informational and photographic material made available online by the LESSOR, and further declares that he accepts the property in its current factual and legal condition. By accepting the General Terms and Conditions (GTC), the LESSEE releases the LESSOR from any and all liability in this regard.
The LESSEE is hereby appointed as the custodian of the rented property.
The LESSEE expressly releases the Lessor from any liability for direct or indirect damages that may occur to the Lessee, as well as to their family members, close relatives, or third parties in general, during the term of this agreement. This release applies in all cases, including where such damages result from the conduct of the Lessee, other lessees, or third parties in general.
The LESSOR shall also bear no liability for any damage caused by break-ins, vandalism, or tampering in the event of attempted or completed theft or any other unlawful act.
The LESSOR is released from all liability for damages resulting from any suspension of services due to causes not attributable to them, and is also expressly exempt from any responsibility for damages caused by fire and explosions, water infiltration including rainwater, moisture seepage, storms, flooding, sewer or pipe breakage and backflow, falling trees, and malfunctions of electrical, gas or any other systems present in the leased property.

Climbing trees is strictly prohibited.
The LESSEE undertakes to be fully liable for any damage caused by their family members or by any other persons whom they temporarily allow access to the leased property.

The LESSEE also agrees, upon prior request, to allow the Lessor or their delegates to access the property subject to this agreement in order to inspect its maintenance condition (including but not limited to: pruning trees, cutting grass, watering plants daily during the summer), and to collect the fruits from the trees located on the land pertaining to the leased property.
Such access shall take place at mutually agreed times and in a manner that does not disturb the Lessee's stay.
The LESSEE is allowed to collect the fruits from the trees on the land pertaining to the property exclusively for personal use.

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18. Acceptance of the General Terms and Conditions, Payment, Cancellation, No-Show, and Penalty Policies

BOOKING PROCESS

Bookings can be submitted online via the booking form at www.villino-collinamare.it.

The booking is only considered confirmed when:
1. The LESSEE has received a written booking confirmation via email containing all details of the booking, the total amount, as well as all information regarding the stay and the number of guests.
2. And when a **deposit of 50%** of the total amount has been paid **within 3 days of receiving our booking confirmation.**

This deposit will be deducted from the final balance, which must be paid **no later than 15 days before arrival.**

In the case of a last-minute booking made 15 days or less before arrival, the **full booking amount** is payable **within 3 days of our booking confirmation.**

The booking becomes binding for Villino collinamare® only upon emailing a copy of your payment confirmation to:
info[AT]villino-collinamare.it

The receipt of our booking confirmation via email constitutes acceptance of our General Terms and Conditions (GTC), including the Booking, Payment, Cancellation, No-Show, and Penalty Policies.

Failure to make payment within the specified timeframe will result in automatic cancellation of the reservation.

Once the deposit is received, we will send a booking confirmation email. Please verify all details and notify us promptly of any discrepancies.

The detailed CHECK-IN procedures are governed by Article 1 of these GTC.

Changes to the booking must be communicated in writing as soon as possible. We will do our best to accommodate such requests.

If the new booking period falls under a higher rate, the price difference must be paid.

Reservations are only possible for
- **stays of at least 4 (four) nights, and**
- **stays of no more than 90 (ninety) nights.**

For stays exceeding 30 nights:
- **Article 21 of these GTC shall apply;**
- **persons residing in Italy are required to provide an Italian tax identification number (Codice Fiscale).**

PAYMENTS

Payment Method for the Deposit:
A **deposit of 50%** of the total booking amount (excluding the tourist tax, which is payable at CHECK-IN) must be paid **within 3 days of receiving the booking confirmation.**

Failure to remit payment within this period will result in the automatic cancellation of the booking.

Payment shall be made by bank transfer.

A copy of the bank transfer confirmation shall be sent to the following email address:
info[AT]villino-collinamare.it

The bank details will be communicated to the LESSEE via email in the booking confirmation.

This deposit will be deducted from the final balance.

Payment Method for the Remaining Balance:
The remaining balance must be paid **no later than 15 days before the day of arrival.**

A copy of the bank transfer confirmation shall be sent to the following email address:
info[AT]villino-collinamare.it

The bank details will be communicated to the LESSEE via email in the booking confirmation.

PLEASE NOTE:
If the deposit is not paid on time, the booking will be considered canceled by the customer and will be automatically voided.
If the outstanding balance is not paid on time, the booking will be considered canceled by the customer. In this case, the general cancellation terms and conditions apply. These provide for: the exclusion of a refund of the paid deposit in the amount of 50% of the total price – this serves as a flat-rate compensation, without the need for a reminder.

GENERAL CANCELLATION POLICY

In the event the LESSEE cancels the reservation or fails to check in on the scheduled arrival date (a "No-Show"), the LESSOR shall retain any and all deposits paid by the LESSEE as liquidated damages, subject to the following conditions:

- **Cancellation up to 30 days before check-in:**
  The LESSEE shall receive a full refund (100 %).

- **Cancellation between 7 and 29 days before check-in:**
  The LESSEE shall receive a refund of 50 %.
  The remaining 50 % shall be retained by the LESSOR as liquidated damages.

- **Cancellation less than 7 days before check-in or no-show:**
  The LESSEE shall receive no refund (0 %).
  The LESSOR shall retain the entire amount paid as liquidated damages.

All cancellation requests must be submitted in writing by email and shall only be considered valid upon written confirmation by email from the LESSOR.

In the event of late arrival or early departure relative to the dates specified in the online booking, no refund shall be given for any unused nights.

Requests to modify the length of stay must be made **at least 30 days in advance** and are subject to availability and written approval.

The LESSOR reserves the right to cancel the reservation if the property cannot be made available, in whole or in part, as agreed. In such an event, any payments already made by the LESSEE shall be refunded. The LESSEE shall not be entitled to any further compensation or claims.

No-Show: In the event of a failure to appear on the CHECK-IN day, the full booking amount shall be retained as a contractual penalty, and no refund will be provided.

IMPORTANT NOTES

- **Policy Flexibility:** In exceptional situations (e.g., unforeseen events or force majeure), we may, at our sole discretion, consider making exceptions to this policy.
- **Booking Changes:** Any changes to the reservation dates or details are subject to availability and may result in price adjustments.

Agreement to Terms

By confirming the booking, the LESSEE accepts these General Terms and Conditions (GTC), including the **Booking, Payment, Cancellation, No-Show, and Penalty Policies.**

We recommend reading the above terms carefully before proceeding.

Footnote to Article 18 "Acceptance of the General Terms and Conditions, Payment, Cancellation, No-Show, and Penalty Policies":
* In email addresses, replace “[AT]” with “@”.

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19. Signing of the short-term rental agreement for tourist purposes
At the time of check-in, the LESSOR and the LESSEE sign the short-term tourist rental agreement for the property of “Villino collinamare®”. This agreement contains the essential booking details (identity of the parties, description and location of the property, duration of stay, number of guests, agreed rent, any included services, cadastral data, and any other information required by applicable law), as well as the House Rules and a detailed inventory list.

The rental agreement so signed constitutes the contractual basis of these General Terms and Conditions.

These General Terms and Conditions, the House Rules, and the detailed inventory of the furnishings and equipment of the property form an integral and essential part of the rental agreement. By signing the agreement and/or by accepting it electronically at the time of booking, the LESSEE declares that he has reviewed these documents, understands their content, and accepts them in full.

20. Personal data processing
In accordance with EU Regulation 2016/679 (GDPR) and Legislative Decree 196/2003 and subsequent amendments and additions, the LESSOR informs the LESSEE that personal data will be processed lawfully and transparently for:

1. Booking management and contract execution;
2. Compliance with legal obligations;
3. Communications regarding the stay or services.

Methods of processing:
The processing will be carried out using manual, computerized, and telematic tools, with methods suitable for ensuring the security and confidentiality of the data.

Data controller:
Nicola C. Costantini
Contrada Sant’ Andrea, 59/A
63064 Cupra Marittima (AP)
privacy[AT]villino-collinamare.it *

Rights of the data subject:
The LESSEE may exercise at any time the rights provided by the GDPR, including the right of access, rectification, erasure, restriction of processing, objection, and data portability, by contacting the Data controller at the addresses indicated above.

By signing this Contract, the LESSEE declares to have read the information notice on the processing of personal data and consents to the processing of their data within the limits and for the purposes indicated above.

21. Registration fees
As the rental duration does not exceed 30 nights, registration of the contract with the Italian Revenue Agency is only required if necessary pursuant to Article 2 *bis*, Annex A, Part 2 of Presidential Decree No. 131 of April 26, 1986. This necessity arises if the total rental duration exceeds 30 nights within a single calendar year, for instance, through multiple separate stays.
The registration fees are to be shared equally by the LESSEE and the LESSOR.

22. Amendments and extensions
Any lease extensions must be agreed in writing. No modifications or additions to this Agreement are valid, enforceable, or provable unless made in writing.

23. Governing law
These General Terms and Conditions (GTC) are governed by Italian law. For matters not expressly covered by these GTC, the provisions of Articles 1571 et seq. of the Italian Civil Code and the applicable regional legislation in this matter shall apply. As this concerns a rental concluded to meet lodging needs for tourism purposes, all applicable legal regulations in this area shall also apply.

24. Jurisdiction
Any dispute concerning the interpretation, execution, or validity of these General Terms and Conditions (GTC) or of the rental agreement shall be subject to the exclusive jurisdiction of the court of Fermo (Italy), except as otherwise provided for consumers under Article 66-bis of the Italian Consumer Code (Codice del Consumo).

25. Express acceptance of specific clauses
The LESSEE declares with the online booking to have taken note of the foregoing clauses and conditions, in particular those under Articles 6 (Security), 11 (Cancellation and no-show penalties), 12 (Guest rules, prohibition of overcrowding), 13 (House rule violations), 14 (Solve et repete), 16 (LESSEE's delay and default), 17 (Liability waiver and access rights), 18 (Acceptance of the General Terms and Conditions, Payment, Cancellation, No-Show, and Penalty Policies), 22 (Amendments and extensions), 23 (Governing law) and 24 (Jurisdiction), and to have expressly accepted them in accordance with Articles 1341 and 1342 of the Italian Civil Code.

Footnote:
* In email addresses, replace "[AT]" with "@".

EXHIBIT I.

HOUSE RULES

1. RULES FOR CHECK-IN AND CHECK-OUT

Check-in
Check-in takes place either:
- by personal key handover during regular check-in hours **from 5 p.m. to 8 p.m.**
- or **outside these hours** by using a key safe.

For regular check-in (5 p.m. – 8 p.m.):
After your arrival at the gate of Villino collinamare®, please ring at "privato" or contact us by phone.*

Our contact information as well as the code for the key safe will be communicated to the LESSEE personally.

PLEASE NOTE:
The exact CHECK-IN time must be communicated by the LESSEE via email **no later than one week prior to the arrival date.**

OBLIGATORY FOR CHECK-IN:
1. At check-in, a valid identification document must be presented for each guest, as described in the GTC under Article 6 "Security"

2. At check-in, the LESSEE shall pay a security deposit of **100 Euros**, as described in the GTC under Article 10 "Security deposit and Lessee's responsibility."

3. At check-in, the legally required tourist tax must be paid for each guest, as described in the GTC under Article 5 "Additional Payments"

4. Upon check-in, the LESSOR and the LESSEE shall sign the short-term tourist rental agreement for the property of Villino collinamare®. This agreement constitutes the contractual basis for our GTC, including all booking data, the House Rules, and a detailed inventory list. Further details thereto are described in the GTC under Article 19 "Signing of the short-term rental agreement for tourist purposes".

Check-out
- Check-out shall be completed **by no later than 10:00 a.m.**
- The evening before departure, call us to hand over the house.*
- On the day of departure, leave the premises via the gate and place the keys in the key safe.

2. HOUSE POLICIES

There are certain measures you must follow in our accommodation. Please read them carefully to ensure a peaceful and pleasant stay for everyone.

- **No smoking:** The accommodation is strictly non-smoking. We ask you to respect this policy to ensure your safety and the comfort of all guests.

- **Responsible use of electricity:** Turn off lights, electronic devices, and the air conditioning when you leave the house.

- **Leaving the house secure (burglar-proof):** Lock the front door twice and close all windows and blinds. Turn the blind locking mechanisms to the horizontal position (anti-theft mode) so that they are locked. Also close the parasol when not in use.

- **Precautions during storms and bad weather:** In case of strong wind and bad weather, all blinds must be closed; otherwise, they could become detached and cause damage to the house. The slats can be opened slightly as needed. The parasol should also be closed.
  Please note that open blinds must also be secured with the existing stop hooks (on the outside of the wall) to prevent them from flapping uncontrollably.

- **No hygiene items in the toilet:** Pads, tampons, and paper towels do not belong in the toilet – they clog the drains. Use the toilet only for toilet paper.

- **Do not use cleaning products containing chlorine:** The water is not treated through the public sewage system but is biologically purified with bacteria. Products containing chlorine destroy these bacteria and jeopardize the water treatment process.

- **Additional guests:** For reasons of safety and comfort, we ask you to inform us about the presence of additional guests. The maximum capacity of the accommodation must be respected.

- **No pets:** Pets are not permitted inside the house or in the outdoor areas of the property.

- **Waste separation:** Throw rubbish according to the colors of the bins.

- **Climbing the trees is strictly forbidden.**

- **Quiet hours:** The accommodation is located in a area with families and children, where the following quiet hours apply:
  - At night from 9 p.m. to 8 a.m.
  - At midday from 12 a.m. to 4 p.m.

3. SEPARATE WASTE COLLECTION

There are specific guidelines for waste collection in this facility. Please follow these instructions carefully:

- **Separate waste into the appropriate categories,** such as paper/cardboard, plastic, glass and unsorted waste. This facilitates the recycling process. Under the sink in the kitchen there is a bucket for plastic/paper and for undifferentiated waste, and a bin for compost, which is separated afterwards into the correct bins defined in the next point. There is also a bucket for paper in the master bedroom.

- **Use the correct bins.** Outside you will find colored containers for an easy identification (blue for plastic/cans, yellow for paper/cardboard, gray for mixed waste and green for glass). There is also a composter for organic waste near the waste bins.

- To make your stay even more comfortable, we take care of the timetable and waste collection for the blue, yellow and gray bins.

- However, the collection of glass, electric appliances and bulky items is not included. Please take the waste glass to a green container that you will find outside the property at Contrada Sant'Andrea in the direction of Grottammare, and dispose of bulky items and electrical appliances at Centro Di Raccolta Rifiuti Urbani, Via Raul Taffetani, 63064 Cupra Marittima AP

- **Avoid leaving rubbish outside the containers,** as this helps to keep the streets clean and creates a healthier environment.

4. OPERATING INSTRUCTIONS

Wi-Fi
The Wi-Fi password is posted in the vacation rental.

For internet use, the living and sleeping areas of the house are recommended, as a particularly high connection speed is guaranteed there.

Operating Instructions
To ensure a smooth stay, guidance for the optimal use of the technical appliances is provided.

- For this purpose, a folder containing the essential operating manuals for the household appliances is located within the house.

- Please note: The **stove's child safety lock must always be activated** when the cooktop is not in use. To activate/deactivate the safety lock, press and hold the key symbol for 4 seconds. Further instructions can be found in the respective user manuals.

- The blinds are equipped with an anti-theft device. To open them, turn the locking mechanisms to the vertical position – in the horizontal position, they are locked (anti-theft mode).

5. CONDUCT IN CASE OF EMERGENCY

1. **In case of an emergency (accident, fire, medical emergency, etc.), the European emergency number 112 must be called immediately.**

2. **After alerting the official emergency services, you are obliged to inform us by telephone without delay.* Only in this way can we provide on-site support.**

   - Detailed emergency numbers and the address of the nearest hospital emergency room can be found in the guest information available on-site.

Footnote:

* Our contact information will be given to you personally. It is also displayed in the vacation rental and included in the "House Guide" provided on site.

EXHIBIT II.

INVENTORY

Living room:
- 1 dining table, 1 bench and 3 chairs with seat cushions
- 1 king-size sofa bed (180x200 cm / 71x79 in) with 2 sofa cushions and 2 integrated bed pillows
- 1 wall-mounted TV + air conditioner with remotes
- 2 wall photographs
- some books and games for indoors and outdoors
- 1 ring binder with instruction manuals
- Linen: 1 tablecloth, 8 placemats, 1 tablecloth with weights for the patio
- Optional: bed linen (sofa bed)

Hallway:
- 1 washing machine 60 cm wide, 1 router
- 1 single wardrobe (50 cm) equipped with
  - 2 shelves, pull-out coat rack
  - 1 broom + 1 small hand broom, each with dustpan; 1 bucket with mop
  - 1 step stool with 3 steps, 1 small stool
- Above the washing machine: 2 shelves with 1 clamp lamp and 1 wall mirror
- Linen: 1 double blanket, 2 plaids (sofa bed)

Kitchen corner:
- hob (60 cm), oven, hood, dishwasher (60 cm), sink, microwave
- coffee machine, espresso maker express, electric kettle
- always 12 pieces of: flat plates large / small, deep plates, bowls, coffee and tea cups, water glasses, and cutlery such as forks, spoons, knives and teaspoons
- 6 wine glasses, 1 teapot
- 1 set of children‘s plates, bowls, glasses and cutlery
- 1 set of 4 pots (1 large / small, 2 medium)
- 1 set of 3 frying pans (large / medium / small)
- 3 large bowls for cooking or salad
- cutlery for cooking, 3 types of graters, 3 cutting boards, 1 citrus juicer, barbecue utensils
- first aid kit
- Linen: 2 dish towels and 2 guest towels, pot holders
- Accessories: organizer with sink utensils

Double room with double bed:
- 1 king bed (180x200 cm / 71x79 in), 2 side stools
- 1 desk with 1 desk lamp + 1 chair
- 1 wall-mounted TV + air conditioner with remotes
- 1 chair in the corner, 1 paper bin, 1 fire extinguisher
- 1 wall mirror, 1 painting, door hooks
- 2 door wardrobe (100 cm) equipped with
  - 2 shelves, 1 clothes rail with 10 hangers
  - 1 fabric wall cabinet for storing clothes
  - 1 clothesline, 1 laundry basket
- Linen:
  - 2 pillows and 2 pillowcases
  - 1 double sheet / duvet cover (dependent on season of stay)
  - 1 double fitted sheet
  - 1 summer / half station double blanket or 2 winter single blankets (dependent on season of stay)
    - Also: 1 double blanket, 2 plaids

Double room with single beds:
- 2 twin beds (90x200 cm / 35x79 in), 2 side stools
- 1 desk with 1 desk lamp + 1 chair
- 1 wall-mounted TV + air conditioner with remotes
- 1 robot vacuum cleaner with remote control
- 4 wall photographs, door hooks
- 2 door wardrobe (100 cm) equipped with
  - 2 shelves, 1 clothes rail with 10 hangers
  - 1 fabric wall cabinet for clothes storage
  - 1 laundry basket, 1 steam iron, 1 table ironing board, clothespins
- Linen:
  - 2 pillows and 2 pillowcases
  - 2 single sheets / duvet covers (dependent on season of stay)
  - 2 single fitted sheets
  - 2 summer / half station / winter single blankets (dependent on season of stay)
    - Also: 2 single blankets, 2 plaids

Bathroom:
- 1 shower cubicle with rain shower head, hand shower, stainless steel shelf, storage basket and squeegee
- 1 toilet, 1 bidet, 1 toilet brush
- 1 washbasin (100 cm) + wall mirror
- 1 electric towel warmer, door hooks
- 1 bathroom trash can, cleaning supplies
- Linen per person:
  · 1 bath towel, 1 towel and 1 bidet tower
    - Also: 1 bath mat
- Accessories:
  · 1 portable makeup mirror, 1 vase

Outside:
- 1 garden dining table with 6 chairs
- 1 parasol, 1 barbecue
- In the outdoor chest:
  · 6 sun loungers
  · 1 grill grate
  · 1 hand brush with dustpan for ash
  · Protective covers for garden furniture / umbrella
- 4 waste bins, 1 composter
- 1 charcoal storage bucket for BBQ

Upon request:
- 1 crib, 1 high chair, 1 changing table pad and/or 1 baby toilet seat