

Residenza Tor Vergata - Rules for Tenants

1. Arrival and Departure

The room will be made available to the guest at 11:00am on the day of arrival, and the room must be vacated no later than 12:00pm on the day of departure.

2. Keys

The keys to the room, to the apartment and to the building will be given to guests at the time of arrival as long as guests have paid the cautionary deposit, the first month's rent and the first month's contribution for utilities. If the keys are lost, stolen or broken, the locks must be changed and the guest will be responsible for the additional cost.

3. Cautionary Deposit

The guest will be responsible for paying a cautionary deposit equal to the amount of one month's rent. The full amount paid will be returned to the guests at the time of departure, minus the difference for any damage fees or missing rent payments.

4. Monthly contribution for utilities

Guests will be expected to pay €80 per month, in addition to the rental fee, to cover the cost of utilities (heating, water, gas, electricity, Wi-Fi, Sky TV, rubbish collection service, weekly cleaning of bathroom, weekly cleaning of communal areas). Guests will be responsible for washing their bed and bathroom linens.

5. Personal Objects

Each room has an electronic safe where guests can keep their valuables. The owner is not responsible for any personal objects or valuables left unattended in the building.

6. Visitors

Guests may not receive visitors in their rooms. The rental contract states that only the guest is renting the room and may not sublet the room to another party.

7. Pets

Guests are not allowed to host pets within the apartment.

8. Smoking

Smoking is only allowed on private balconies or on the terrace. Guests are requested to avoid throwing cigarette butts on the ground or on the lower balconies of the building.

9. Safety

Guests should always make sure to close and lock the bedroom and apartment doors each time they leave.

10. Reserved Areas

Guests are not allowed to enter the other bedrooms of the apartment without the explicit permission of the other guests. Guests who notice others without permission in the bedrooms must contact the owner immediately.

11. Owner's Access to the Bedrooms

The owner has implicit permission to enter the bedrooms for necessities related to repairs, maintenance and inspections. Entrance could be necessary, after a departure date has been agreed upon, either to verify the condition of the bedrooms or to accompany potential renting guests to view the bedrooms. Except for urgent matters, the owner will provide a 24 hour notice before entering the guest's bedroom.

12. Owner's Access to the Apartment

The owner or a person whom he has delegated may enter the communal areas of the apartment without providing prior notice to the guests.

13. Communal Areas

The guests' use of the communal areas is made with respect to the implicit rules of civil cohabitation. Guests will be expected to keep the communal areas clean and tidy, especially in the

kitchen where each guest is responsible for cleaning and putting away any utensils or electronic devices used. **No guest can claim exclusive rights to any particular part of the communal area.**

14. Damages, Leaks, Problems and Repairs During the Rental Period

If, during the rental period, guests notice or cause damages, they are kindly requested to send an immediate email to the owner: info@residenzatorvergata.it . In urgent situations, guests should call the owner. The owner will be responsible for quickly repairing the broken or damaged items.

15. Damages, Leaks, Problems and Repairs Toward the End of the Rental Period

The cost of repair of items damaged after the departure date has been determined will be the responsibility of the guest, and the amount necessary to cover the cost of repairs will be deducted from the guests' cautionary deposit.

16. Sublets

The owner will not let the bedroom to another person or sublet a guest's bedroom unless there is explicit consent for the owner to do so.

17. Contract Registration Fee

The guest is not responsible for the registration of the rental contract.

18. Rubbish Collection Service Rules

Guests must abide by the rules concerning the City of Rome's Waste Management Programme that includes the use of specific bins for each kind of rubbish produced. Guests are required to sort all rubbish and separate the individual contents correctly into the appropriate bins inside the apartment and in the building's courtyard. Throwing rubbish in the wrong container is strictly prohibited.

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Residenza Tor Vergata Staff

www.residenzatorvergata.it

info@residenzatorvergata.it