

RENTAL AGREEMENT

Date of Agreement: XX/XX/XXXX

Subject: Rental of Italian home owned by Robert Miglino in San Venanzo, Italy for the period XX/XX/XXXX (first night of rental), to XX/XX/XXXX (last night of stay), departing morning of XX/XX/XXXX. (14 nights).

I, John Doe of 500 Paradise Lane, Boston Massachusetts 10001, agree to rent the home in Italy owned by Robert Miglino of 10 Wyant Dr. Rhinebeck NY 12572 (845) 233-8254, which is located at Via XXIV Maggio #18 San Venanzo, Italy and agree to abide by the following terms:

Check-In: XX/XX/XXXX at any time after noon

Check-Out: XX/XX/XXXX by noon

Fee Schedule: John Doe agrees to pay the sum of \$XXXX U.S. dollars for the XX night rental period described above (\$150 per night). He agrees to also pay the sum of \$XXXX (\$500 per week) for the two week period for the rental of Robert Miglino's 2022 Fiat 500X car for Mr. John Doe's use during his stay. In addition, he agrees to pay a \$150 final cleaning fee and a security deposit of \$500 both due with the signing and return of this contract. The \$500 security deposit will be refunded within two weeks of the end of the rental period, less any damages incurred. Mr. Doe will also be picked up at the Leonardo Da Vinci Airport (Fiumicino Airport, code FCO) upon his arrival in Rome and taken back to the airport for his departure back to the US at the end of his stay. The total cost for these two trips will be \$300 for Mr. Doe. The total amount due, then, with the signing and return of this contract is \$XXXXX.

Payment Schedule: The total amount stated above is due back with this signed contract and before the dates will be exclusively reserved for Mr. Doe.

Cancellation: Mr. Doe agrees that all monies paid will be non-refundable if he cancels this agreement 90 days (or less time) before the first date of his arrival. His \$500 security deposit will be returned in full, in the case of any cancellation.

COMPENSATION FOR DAMAGES: I agree via my signature below, to take full responsibility for any damage caused by me or my party to the home being rented and/or any of its contents and I agree to reimburse Mr. Miglino for any such damages in order to make him "whole" as regards any such potential loss. If such loss exceeds the \$500 security deposit I have provided to Mr. Miglino, I agree to pay that additional amount in full as well. In the case of the car rental, I agree to reimburse Robert Miglino for any deductible he might have to pay not covered by his insurance in case I am involved in an incident causing damage to his car during the rental period. This amount will be limited to \$500.

Other Terms:

1. I agree not to sublet the house to any other party.
2. I agree to respect the privacy of Mr. Miglino's Italian neighbors and not produce any untoward noise.
3. I agree to secure and lock the home and the car whenever I or any of my party, are not present.
4. I agree to have no more than 6 people occupy Mr. Miglino's home during this rental period.

JohnDoe _____ Date: XX/XX/XXXX (Renter)
(Rentee Signature)

Robert C. Miglino  _____ Date: XX/XX/XXXX (Owner/Renter)