

## **RULES FOR USING THE INDIVIDUAL RECREATION HOUSE "CASA DI DARIO"**

### **1. General Provisions**

- 1.1 This regulation (hereinafter: Regulation) defines the rules of service, liability, and usage as well as staying on the property of Casa di Dario to ensure the safety and peace of the guests of the Property.
- 1.2 The Regulation is an integral part of the short-term rental service agreement between the client (hereinafter: Guest) and Dariusz Węgliński (ul. Pocztowa 5H, 05-520 Konstancin-Jeziorna, Poland, NIP: 5211549145), the owner of Casa di Dario, via Volara 8, Montecchio, 05020, Terni Province, Italy, and Daweg Consulting sp. z o.o. (ul. Koncertowa 11, loc. 3, 02-787 Warsaw, Poland, NIP: 5213276556), which provides mediation and guest stay organization services. This contract is concluded through the Guest's acceptance of the reservation conditions and the payment of the reservation fee.
- 1.3 The Regulation applies to all persons staying at Casa di Dario.
- 1.4 The Regulation is available for inspection at the Property and on the website [www.CasadiDario.it](http://www.CasadiDario.it).

### **2. Hotel Day**

- 2.1 The house is rented by hotel days.
- 2.2 The hotel day lasts from 16:00 on the day of arrival to 10:00 on the day of departure.
- 2.3 In the mid and high season (June-September), the property is rented for a minimum of 7 (seven) days on a weekly basis from Saturday to Saturday. Outside this season, for a minimum of 4 hotel days.
- 2.4 Requests to extend the stay beyond the period specified in the confirmed reservation should be made no later than 10:00 on the day preceding the day on which the rental period expires. Requests to extend the stay beyond the period specified on the day of arrival may be accommodated subject to the availability of the Property. The request should be made by phone to the number indicated on the website [www.CasadiDario.it](http://www.CasadiDario.it) or directly to the Property Manager. The owner reserves the right to refuse to extend the stay.
- 2.5 Staying at the Property or leaving items in it after 10:00 on the last day covered by the reservation without prior arrangement with the Owner is considered unauthorized extension of the stay for another day and will be charged an additional fee over the average rate calculated for each day of stay in the amount of 500 EURO for each day of extension.

### **3 Payments and Reservations**

- 3.1 Preliminary reservation of Casa di Dario is possible by phone or email. The person making the reservation is required to specify the duration of the stay, the number of people divided into adults and children, and the age of the children.
- 3.2 Confirmation of the reservation is made by sending a confirmation email.
- 3.3 A reservation fee in the amount of 25% of the total amount for the stay is required within 5 (five) business days from the date of reservation (hereinafter: Reservation Fee). After the Reservation Fee is paid and credited to the Owner's account, the Owner will confirm the reservation by email.
- 3.4 The Reservation Fee is payable to the EUR account number PL 41 1050 1054 1000 0092 0358 1138 (SWIFT: INGBPLPW) belonging to Daweg Consulting sp. z o.o., ul. Koncertowa 11 lok 3, 02-787 Warsaw, Poland, NIP: 5213276556.

- 3.5** The remaining 75% of the stay price is payable by transfer no later than 7 (seven) days before the scheduled arrival date to the EUR account number PL18 1050 1025 1000 0091 2604 9601 (SWIFT: INGBPLPW) belonging to Dariusz Węgliński, ul. Pocztowa 5H, 05-520 Konstancin-Jeziorna, Poland, NIP: 5211549145.
- 3.6** Failure to pay the Reservation Fee within the above-mentioned period results in the cancellation of the reservation.
- 3.7** Failure to pay the remaining 75% of the stay price within the above-mentioned period results in the cancellation of the reservation. In such a situation, the Reservation Fee is non-refundable and the Property may be rented to other guests.
- 3.8** Resignation from part of the stay, late arrival, and early departure not caused by the Owner does not entitle to a refund of the paid stay amount.
- 3.9** In case of no-show by the guest at Casa di Dario by 23:59 on the scheduled arrival date without prior arrangement with the Owner, the reservation is considered canceled, the stay fee is forfeited, and the Owner has the right to rent the house to another guest.
- 3.10** Cancellation terms:
- 3.10.1** No later than two months before the start of the reservation period – free of charge; the Reservation Fee will be refunded within 7 (seven) days from the cancellation date.
- 3.10.2** Between two months and one week before the start of the reservation period – forfeiture of the Reservation Fee in the amount of 25% of the agreed price for the stay.
- 3.10.3** Within the last seven days before the start of the reservation period – the full price must be paid.

#### **4 Changes to Reservation**

- 4.1** Changing the reservation date is possible no later than 14 (fourteen) days before the reservation start date, provided Casa di Dario has available dates in the new specified period.
- 4.2** Less than 14 (fourteen) days before the arrival date, changing the reservation date is only possible in exceptional cases, such as confirmed sudden illness of a trip participant or death in the family, subject to availability in the new term.
- 4.3** In case of change to a period with a different price list, the Guest is obliged to pay the difference according to the new price list.
- 4.4** Changes to the reservation should be reported to the email address or phone number provided on the website [www.CasadiDario.it](http://www.CasadiDario.it).

#### **5 Rules for Using Casa di Dario. Responsibility**

- 5.1** The Guest is required to check the condition of the Property's equipment on the day of arrival and immediately inform the Owner of any irregularities.
- 5.2** The Guest should immediately report any damages and defects to the Owner or the Property Manager after discovering them.
- 5.3** The Guest is obliged to maintain cleanliness and order during their stay at Casa di Dario and to take care of the equipment and entrusted property from the moment they receive the keys to the Property.

- 5.4** Casa di Dario is not responsible for damages or loss of vehicles or other property of guests on the Property, including the parking lot.
- 5.5** The Guest is responsible for all damages to the equipment and devices of the Property and the real estate caused by their fault or the fault of persons under their supervision (including minors) invited by them to Casa di Dario, as well as for damages caused by the Guest's animals or persons invited by them.
- 5.6** It is forbidden to organize bachelor, bachelorette, and eighteenth birthday parties on the premises of Casa di Dario. In case of concealing the nature of an event that is later recognized as a bachelor, bachelorette, or eighteenth birthday party, the fee for the stay paid by the Guests/organizers is forfeited to the owner of Casa di Dario, and the agreement is terminated immediately.
- 5.7** It is forbidden to remove items and equipment from Casa di Dario such as tableware, bedding, towels, decorations, books, toys, games, movies, etc., from its premises.
- 5.8** It is forbidden to move the equipment of the Property between rooms or rearrange furniture without the Owner's consent.
- 5.9** It is forbidden to carry out independent repairs or modernization of equipment provided at Casa di Dario.
- 5.10** Upon check-out, the Guest should return all received sets of keys.
- 5.11** Each time leaving the Property, the Guest should close the doors and windows, turn off the lights, and close the taps.
- 5.12** The Guest cannot hand over the Property to third parties even if the period for which the payment was made has not expired.
- 5.13** Quiet hours are from 22:00 to 7:00.
- 5.14** Persons not being Guests (hereinafter: Third Parties) may stay on the Property only at the invitation of the Guests between 7:00 and 22:00. In case of any damage to a Third Party during their stay on the Property, the Owner of Casa di Dario bears no responsibility, and the sole responsibility for the damage lies with the Guest who invited the Third Party.
- 5.15** The Owner may refuse to accommodate a Guest who during a previous stay grossly violated the regulations, causing damage to the property of Casa di Dario or guests, or personal injury to Guests, employees of the Property, or other persons staying there, or otherwise disturbed the peace on the Property.
- 5.16** At Casa di Dario, we ask that you sort waste according to Italian regulations. To this end, the waste bins are appropriately labeled. Please familiarize yourself with these labels upon arrival.
- 5.17** For fire safety reasons, it is prohibited to use heaters, electric irons, and other similar devices that are not part of the Property's equipment. Furthermore, it is forbidden to bring, store, or use explosive, toxic, or otherwise dangerous items, substances, or liquids that pose a threat to life, health, or property.
- 5.18** Due to the fire hazard, it is recommended to use the outdoor grill cautiously, and to refrain from using it during periods of no rainfall for several days in a row. Casa di Dario is not responsible for improper use of the grill, for using the grill during dry periods, or for any damage or injuries resulting from such use.
- 5.19** Smoking cigarettes, e-cigarettes, and other tobacco products, as well as consuming or producing other substances whose possession is prohibited by law, is prohibited throughout the entire Property, including inside the premises.
- 5.20** Bringing pets is possible only after prior arrangement with the owner of the Property.

## **6 SECURITY DEPOSIT FOR POSSIBLE DAMAGES**

- 6.1 A deposit of 500 EUR (five hundred euros) is collected from persons renting Casa di Dario to cover the costs of any damages caused by Guests and persons for whom they are responsible according to point 5.5. The deposit is payable to the EUR account number PL18 1050 1025 1000 0091 2604 9601 (SWIFT: INGBPLPW) belonging to Dariusz Węgliński, ul. Pocztowa 5H, 05-520 Konstancin-Jeziorna, Poland, NIP: 5211549145.
- 6.2 The deposit must be paid no later than 7 (seven) days before the check-in date.
- 6.3 Settlement of any damages occurs during check-out from the Property in the presence of the Casa di Dario manager. If any damages or defects are found, an appropriate report will be drawn up.
- 6.4 The deposit amount, after deducting any charges, is refunded to Guests by bank transfer no later than 7 (seven) days from the check-out date. If a more accurate assessment of damage value is necessary, the deposit will be refunded immediately after such assessment and deduction of any repair costs.
- 6.5 Values of the most common damages:
- 6.5.1 Lost or damaged towel: 10 EUR per item
  - 6.5.2 Damaged or lost bedding item: 10 EUR per item
  - 6.5.3 Damage or loss of pots and other kitchen utensils: 10 EUR per item
  - 6.5.4 Broken glass: according to repair cost
  - 6.5.5 Furniture damage: according to repair cost or purchase of a new item
  - 6.5.6 Pool contamination: actual cleaning or water replacement cost
  - 6.5.7 Damage to other equipment, including pool equipment: according to repair cost or purchase of a new item

## **7 RETURN OF LEFT ITEMS**

- 7.1 After the Guest's departure, items left behind will be sent to the address provided by the Guest at their expense. In the absence of such instructions, the items will be stored by Casa di Dario for a period of 3 months at the Guest's expense. After this period, it is assumed that the items were abandoned by the Guest with the intention of relinquishment and become the property of Casa di Dario (thus they may be disposed of or donated to charity).
- 7.2 Food products and other items with limited shelf life left by Guests are not stored.

## **8 SWIMMING POOL REGULATIONS**

- 8.1 Use of the pool is free and does not require a reservation.
- 8.2 The pool has a depth of up to 250 cm, which is marked on its edges. Therefore, special caution is advised during swimming, and non-swimmers may only use the shallower part of the pool.
- 8.3 Guests using the Casa di Dario pool are obliged to comply with the rules contained in the regulations. The Owner is not responsible for damages resulting from non-compliance with the regulations.
- 8.4 Children under 15 years old may stay in the pool area only under the supervision of an adult guardian who takes full responsibility for their safety.
- 8.5 The following are prohibited:

- 8.5.1 smoking tobacco,
  - 8.5.2 consuming alcohol in the pool area,
  - 8.5.3 bringing drinks or food into the pool,
  - 8.5.4 bringing any glass items or items that could break and pose a danger to pool users.
- 8.6 Casa di Dario is not responsible for items left in the pool area or damaged as a result of contact with water.
- 8.7 Special caution should be exercised in the pool area: do not run, do not jump into the pool, use the steps to enter the pool.
- 8.8 Persons who are intoxicated or under the influence of drugs, with open wounds and skin inflammations, showing signs of diseases that pose a danger, whose behavior poses a threat to others and Property employees, or whose hygiene deviates from generally accepted norms, are not allowed in the pool area.
- 8.9 Pets are not allowed in the pool area and pool.
- 8.10 Umbrellas must be folded at night and sun loungers stored in the shed near the pool. This is also necessary in case of bad weather and strong winds. The Guest is responsible for damaged pool equipment if not stored as per this point.
- 8.11 Guests with conditions such as diabetes, heart disease, high or low blood pressure, and those taking anticoagulant, antihistamine, sedative medications, or beta-blockers, as well as pregnant women, should consult a doctor before using the pool.
- 8.12 Guests use the pool at their own risk. Casa di Dario is not responsible for health consequences resulting from the use of the pool.
- 8.13 Any irregularities, faults, etc., affecting the use of the pool area should be reported immediately to the Manager.
- 8.14 For their own safety and the safety of others, guests should adhere to the above rules
- 8.15 Do not touch the technical elements of the pool.
- 8.16 Before entering the pool, guests should shower with soap to remove all cosmetics and impurities. Using tanning oils and creams directly before using the pool is prohibited.
- 8.17 Only pool towels should be used in the pool area. It is forbidden to bring towels from the house bathrooms to the pool area.
- 8.18 Using the pool area implies that the person has read and accepts all the above points of the regulations.

## **9 COMPLAINTS**

- 9.1 All complaints regarding the services provided by Casa di Dario should be submitted in writing to the email address: [Dario@casadidario.it](mailto:Dario@casadidario.it).
- 9.2 Complaints should be submitted immediately after the event giving rise to the complaint, but no later than 3 days from the date of such event. Casa di Dario will consider the complaint and inform the Guest of the way it is handled in writing to the email address provided in the complaint within 14 days from the date of receipt (or within another reasonable period due to practical reasons).

## **10 PERSONAL DATA PROTECTION**

- 10.1 In processing personal data of persons staying on the Property, the principles and procedures for processing and securing personal data resulting from Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (General Data Protection Regulation), hereinafter referred to as "GDPR", apply. The data controller is Dariusz Węgliński. Data is processed for the purpose of managing the Property and ensuring the safety of persons and property on the Property.
- 10.2 The information clause constitutes Annex #1 to the Regulations.

## **11 FINAL PROVISIONS**

- 11.1 The Owner reserves the right to amend the Regulations. Such a change is effective from the moment the new regulations are published and made available to Guests.
- 11.2 The effective date of the regulations: 15.06.2024.
- 11.3 The last update of the Regulations: 15.06.2024