



right of way; parking on (or blocking) adjacent private properties; parties that create disturbances of the peace, or any other acts that may be deemed improper or illegal by local regulatory authorities. Guests having any question as to whether certain conduct is violative of local, county, or state laws, rules, regulations or ordinances should consult Villazzo. Any violation of this paragraph shall be grounds for immediate termination of the stay, and may also constitute a violation of the statutes, ordinances or regulations of the local authorities, which may subject the Guest and/or the Occupants to civil, criminal or administrative fines, penalties or other sanctions. The Guest shall fully indemnify the Owner and Villazzo (and its officers, directors, managers, owners, employees and agents) in all respects as to any and all costs, expenses, fines or judgments sustained or incurred in any regard as a result of any breach hereof by the Guest or the Occupants.

**MAINTENANCE.** Villazzo shall provide any routine maintenance and repair to the Property. For all maintenance and repair to the Property that is not covered by a management contract with the Owner, Villazzo will invoice the Guest for repairs and maintenance according to the Villazzo's current Villazzo Living price list. The Guest shall promptly notify Villazzo of any maintenance or repair requirements, or any defects.

**KEYS AND REMOTE CONTROLS.** Villazzo shall furnish to the Guest 2 sets of keys to the Property, including gate openers if applicable. Upon departure, all keys and garage door openers shall be forthwith returned to Villazzo. Failure to return such property at the time of departure will result in a charge of \$200 to the Guest for each key/garage door opener that is not so returned.

**ACCESS TO PREMISES.** Villazzo and Owner shall have the absolute right to enter the Property at any time for the protection, preservation, maintenance or safety of the Property or the Guest, or for emergency repairs. Owner/Villazzo shall also have the right to terminate the stay and to immediately discontinue any hospitality services and utilities to the Property in the event of a violation by the Guest or the Occupants of any material prohibitions or covenants.

**LIABILITY OF OWNER / VILLAZZO.** Villazzo is acting hereunder as agent for accommodations, and assumes no liability for property loss or damages. Furthermore, Guest is responsible for his villa during occupancy, must lock villa's windows and doors securely at all times when not on the premises, and must exercise care in securing all personal property. The Guest shall hold Villazzo and the Owner of the Property harmless as to any and all responsibility or liabilities for any claims, losses, damages, expenses arising from (a) personal injury, accidents or death, or (b) loss and/or damage of baggage or other property, or (c) delays, inconveniences, loss of enjoyment, upset, disappointment, distress or frustration, whether physical or mental while on the premises of the Property or during the term of the reservation period. Owner and Villazzo shall not be held liable for any loss by reason of damage, theft or otherwise to the contents, belongings and personal effects of the Guest or the Occupants. Written notice of any claims asserted against Villazzo or Owner must be received by Villazzo or the Owner within two weeks (14 days) after the conclusion of the actual reservation period. The Owner/Villazzo reserve the right to decline any request for bookings at any time and may, within their sole discretion, terminate any stay as a result of unreasonable behavior by the Guest or the Occupants.

**LIABILITY OF GUEST.** The Guest assumes all liability for any loss, damage, or injury of any nature to the Guest or the Occupants resulting or arising from or connected with the occupancy and use of the premises and the Property. The Guest will be liable for the repair or replacement costs, plus the work to effectuate same, whether caused by the will or accident, by the Guest, the Occupants, the staff, or any suppliers during the stay. Guest shall also be responsible for weather related damage during the reservation period as long as not deemed "force majeure" (= hurricane, earthquake, large-scale flooding, etc).

**SUPPLIERS AND LIABILITY.** Although Villazzo uses its best efforts to select the most reputable third party suppliers of products and services, it is not, and shall not be, responsible for their acts or omissions, nor does it guarantee the availability or security of suppliers' facilities and services. Services of third party suppliers shall be deemed to be a contract between the Guest and the suppliers, and suppliers' terms and conditions apply. The Guest agrees that it will hold Villazzo and the Owner of the Property harmless as to any and all losses sustained or incurred by the Guest or the Occupants due to the acts or omissions of independent suppliers of services.

**SECURITY/DAMAGE DEPOSIT.** The Security/Damage Deposit has to be wired to Villazzo's escrow account together with the last portion of the payment. In some cases, a "credit card hold" (i.e. not an actual charge that appears on the Guest's credit card statement) on a credit card provided to Villazzo by the Guest, can be sufficient. If the Security Deposit is charged to a credit card, Guest hereby acknowledges that this is a fully valid, non-refundable charge (like a wire transfer), independent of