SHORT LEASE CONTRACT – FREE TRANSLATION

1. With this contract Mr. Paolo Cagnoni, landlord, born in Ravenna on 20/04/1955, domiciled in Ravenna, v. Santi Baldini 19, email: p.cagnoni55@gmail.com, C.F. CGNPLA55D20H199L, leases to Mr./Ms. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, host, born in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_date\_\_\_\_\_\_\_\_\_\_\_\_\_\_, social security number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, e-mail: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, document of recognition \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the property located in via Portone 71 in Ravenna, cadastral data PROG. 1 OP V SEZ. UR RA FOGLIO 72, N. 100 SUB 6, energy class A +, living room, kitchen, 2 bedrooms, 2 bathrooms, fully furnished, including cutlery, accessories and linen.

2. The aforementioned property is leased exclusively to meet housing needs of a transitory nature from \_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_ having the declared tenant want to use it as a secondary residence for tourist purposes (Article 1, paragraph 2, letter C) law 431/98 and will automatically terminate without need for any cancellation as the request for cancellation is already notified as of now for that date. The tenant declares that his principal residence is in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

3. Sublease is not allowed under any circumstances.

4. The total rent for the entire period is determined in € \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, it is intended as a flat rate including expenses, electricity, water and gas, air conditioning, heating and Wi-Fi.

5. The tenant takes care of the daily order of the leased property. the landlord is exempt from provision of meals, surveillance services, safekeeping and cleaning of premises.

6. The tenant undertakes to keep the house, the furnishings, the accessories, the systems, and the appliances in the same good condition as they were when handed over, accepting the rules of the house as described on the website: [www.casedizenzero.it](http://www.casedizenzero.it) and leave the home in the same condition, assuming responsibility for any damage occurred during the rental period.

7. The tenant declares to have seen the housing and to have found it suitable and in line with what was agreed. Any discrepancy must be notified immediately. The handing over of the house takes place through the acknowledgment of the access key data for the entrance which is the equivalent of obtaining the actual keys.

8. Should any dispute or disagreements arise between the parties, including in relation to the interpretation or application of this contract, each interested party must contact the competent territorial association of Ravenna which belongs to Confedilizia to attempt a friendly resolution before referring to the Judicial Authority.

9. For any dispute, both parties agree that the Court of Ravenna has the exclusive jurisdiction and only the Italian Civil Code will be applied, as it is a lease stipulated to satisfy housing needs with tourist purposes.

10. Any modification cannot be accepted except by written act.

11. The landlord declares that he wants to make use of the tax procedure on the rental income of buildings provided for by Legislative Decree no. 23 of 14/03/2011 called "cedolare secca".

12. The landlord and the tenant authorize each other to communicate their personal data to third parties in relation to the lease relationship in accordance with the law on privacy (Legislative Decree 30/6/2003 point 196 and to Legislative Decree No. 196 of 30/6) 2006 and subsequent amendments and / or additions). See website [www.casedizenzero.it](http://www.casedizenzero.it)

Read, approved and undersigned

Ravenna, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Landlord The Tenant

Paolo Cagnoni \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_