**STANDARD SHORT-TERM RENTAL AGREEMENT**

Mrs …. …….., lessor, born in …….on ../../…. domiciled in ………, via ….. …… no. ..,

Tax Code …………..

HEREBY RENTS

to Mr. ……………………………………….…...

,

tenant, born in …………………………………on …………….. residing in …………………………….............

Via……………………………………………………. no. ……………………...

identification document…………………………………………… no. .......................................................................

the furnished building unit located in MILAN via ………. ….. no. …., floor ….., with details of

land registry identification of the building unit, sheet ….., parcel ….., subordinate …..,

consisting of no. …. rooms plus kitchen and bathroom.

Energy Certification Protocol no ………..registered on xx/xx/xxxx.

The rental will be governed by the following stipulations.

1. The agreement is entered into for the period from ...... to ............ and will automatically terminate without the need for any cancellation, as cancellation thereof is meant to be notified as of now for that date.
2. The property must be used exclusively for residential purposes.
3. The tenant may not sublease or loan in whole or in part the building unit, otherwise this will result in the termination of this agreement by law.
4. The rental fee for the entire rental period is agreed through the Airbnb website and has been agreed for the amount of ............... Euros, gross of commission fees borne by the landlord that will be withheld by Airbnb.
5. Moreover, it is hereby agreed that the rental fee is paid by the tenant to Airbnb, that will in turn transfer it to the landlord, net of commission fees.
6. The tenant declares to have visited the building unit and that s/he has found it suitable for the agreed use and to take it over upon collection of keys.
7. The tenant agrees to return the leased property in the same conditions in which it was received, and to compensate the lessor for any damage caused by his/her own fault or negligence.
8. The tenant may not make changes without the prior written consent of the lessor.
9. Utilities and house charges (electricity, water, gas, heating, caretaking expenses, etc.) are to be considered included in the rental fee.

Any dispute shall be subject to the Court of Milan.

The Parties mutually declare and acknowledge:

1. that the building unit is leased exclusively for tourism purposes (or temporary work or study needs) excluding any other purpose;
2. that the tenant declares to have his main residence in ..............................
3. the lessor and the tenant shall allow each other to disclose to any third parties their personal data in connection with their obligations under this rental relationship (Leg. Dec. no. 196 of 30/6/2006)

Any change to this agreement can only take place, and can only be proved by way of a written deed.

Read, confirmed and signed.

The Lessor The Tenant

Milan, xx/xx/xxxx