



GENERAL CONDITIONS OF CAMPUS SAN PAOLO

1. Stay

The "CAMPUS" formula provides for a minimum stay of 6 month in apartment with room and kitchen, 2 rooms and kitchen, or single room and double room without kitchen.

Rates included:

- Guard services 24/7
- Cleaning of common space and annexes.
- Cleaning and sanitation once a year of the apartment.
- Utilities for the kitchen where needed, heating and cooling up to a maximum of 50,00 Euro per person for apartment with kitchen, and 20,00 Euro per person for apartment without kitchen. **In case of more costs for the utilities, accounted with the monitoring system, Sharing will provide to bill the surplus directly to the student as an administration services with an VAT rate of 22%.**
- Free Wi-Fi connection in optic fiber in common areas, rooms and apartments.
- Rooms/apartments with 19" TV, and 1 safe per room.

Rates do not included:

- Utilities more than 50,00 Euro for apartment with kitchen, 20,00 Euro for the rooms.
- Cleaning of the apartment
- Linen and towels
- Anything clearly not expressed in section "Rate includes"

Extra services:

- Cleaning services for the apartment 18,00 Euro per person
- Equipment of linen and towels 3,00 Euro per change

Is possible to conclude of separate stay's contracts with individual occupants of the unit, alternatively as a whole to the entire apartment, if the necessary conditions;

2. Booking and deposit

After receiving the form, Sharing S.r.l. will provide communication as the availability of the housing unit required, its rental price and the terms of payment. The customer must pay a deposit equal to a 1-month's rental. The lack of the deposit at the moment of the booking, the booking will be considered



nullified, and no room or housing until will be reserved for the customer. The deposit can be paid by debit card, credit card or means of bank transfer, any bank charges will be borne by the customer. Upon arrival, the deposit will be imputed to the customer's deposit account.

3. Cancellation or no-show

3.1 The customer is required to communicate as soon as possible to Sharing S.r.l. the cancellation of the residence contract. The customer will have to pay, as consideration for the cancellation, a monthly rental price. In such case, the deposit will be retained and charged as compensation for the cancellation.

3.2 In the case that circumstances of non-availability of the housing unit booked require Sharing s.r.l. to cancel the residence contract, the customer shall receive a compensation of two times the amount of deposit paid.

4. Price and terms of payment

4.1 The price of the stay is shown in the charge sheet send at the moment of the reservation. The price of the stay can be paid with means of bank transfer, credit card, and debit card or bank rid. Any bank charges will be borne by the customer. The payment of the rental price may be paid in monthly installments, within the 28th day of the preceding month (less the deposit paid at booking). The price of the stay linked to the CAMPUS formula, the different type of houses differentiates it or rooms indicated in the list on the website of the campus in the section "rates", it is expected a minimum stays of 6 months. If the early termination of the guest determines whether a stay of less effective, except as provided in Art. 7 (withdrawal), Sharing S.r.l. reserves the right to charge the fee applying tariffs and trade conditions relating to the effective period of stay at Sharing. The CAMPUS formula provides the payment of the monthly rate even if the stay will be less.

4.2 When consumption of utilities exceeds the amount of €50 per person, the amount in excess will be charged along with the monthly rental price.

4.3 Charges for any accessory services as well must be paid along with the monthly rental price.

4.4 The bill will contain the statement of consumption relative to the previous month. The balance for the utilities and the ancillary accessories relatives to the last month will be accounted in the last bill, the day of the departure.

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4.5 In case of failure to comply the previous rules of payment, Sharing S.r.l. reserves the right to terminate the contract of stay for noncompliance.

5. Acceptance and delivery of the Apartment/Rooms

Registration of the guest and the delivery of the apartment starts at 2.30 PM. At the moment of the delivery will be checked, with the guest, the condition of the apartment, of the furniture and equipment, listed in the inventory of any housing unit.

6. Cautionary deposit

At the arrival, the guest has to pay a cautionary deposit to guarantee the obligations to the residence contract. The deposit is equal to the amount of two monthly installments of the rental price. The security deposit will be returned just if the guest has complied with its obligations, E.G. the good status of the apartment/room, the payment of the price and expenses of the stay, any notice for termination. The two monthly prices will give back to the guest on the day of departure, after verification of the absence of damage to the property and subject to payment of costs in the final balance.

7. Early release of the housing unit

In case the guest intends to release the house before than established, the guest has to respect the following terms of notice:

For stay up to 6 months, at least 3 months before the actual departure date;

For stay up to 11 months, at least 6 months before the actual departure date.

In these cases, host will be entitled to refund of any price already paid for the period not spent.

8. Renewals

If the host wants to extend or renewal for an equal period the stay, the guest is requested to notify the front desk reception as soon as possible, for checking the availability of the apartment.

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9. Visitors

In welcoming the visitors, hosts have to respect the rules expressed in the regulation posted in the housing units and at the reception of the residence. Any case, it is forbidden to allow overnight stays.

10. Express termination clause

Sharing S.r.l. reserves the right to terminate the resident contract for noncompliance in the event of violation of one of the following clauses:

- terms of payment of the price of the stay or of the utilities, or of one of monthly payments for the price of the stay and/or of the utilities (Art. 4);
- failure to pay the of the cautionary deposit (art. 6);
- Prohibition of overnight stays of visitors in excess of the bed-housing unit;
- Repeated (at least 2) violations of the regulations posted in the housing units, disputed in writing by Sharing S.r.l.

Sharing also reserves itself the possibility to solve the contract of stay for noncompliance in any case where the apartment is not being used for housing needs but rather to the exercise of commercial activities and/or is being used contrary to public policy or decency. The dissolution of the residence contract shall take effect immediately upon communication to the guest that Sharing s.r.l. intends to make use of the present termination clause.

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11. Hours for front desk and secretarial services

Reception staff is available for the guest for administration takes during the following time: 10.00-18.00 of every day; for any other necessities they are available 24/7.

12. Cleaning of the housing unit

The host will provide itself for cleaning and laundry. Sharing S.r.l. makes available services of cleaning and laundry for the room and the bathroom, which the host may request at the reception. The costs are indicated on the online rates table.



13. Damage or Theft

In the events of any damage or theft of any objects brought in the units, the guest has immediately to denounce the fact at the reception. Sharing S.r.l. will not be held responsible for any damage or theft resulting to vehicles, to personal property left in vehicles, or to animals. Any personal effects forgotten and left in the housing unit at time of departure must be claimed within and no later than 48 hours from date of departure. After this period, Sharing s.r.l. will not be held responsible for any damage or theft resulting to such items.

14. Inventory of property and equipment

All. One INVENTORY FURNITURE, EQUIPMENT AND ANY FEE

All. 2 PRICE LIST OF REFERENCE

All. Three RULES

For receipt and acceptance,

Turin, date _____

Sign _____

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By the effects of the art. 1341 Italian codice civile I will declare to approve l'art. 3 (Cancellation of the reservation), l'art. 7 (recess), l'art. 14 (damage or theft)

Turin, date _____

Sign _____