

## 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.
- 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.
- Equipment once upon arrival of a kitchen set and a Bed Pack (mattress cover, bedcover, quilt and pillow) to be returned intact and complete with all parts at departure from Campus

**Rates do not included:**

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

**Extra services:**

- Cleaning services for the apartment from 20,00 Euro per person
- Equipment of linen and towels 6,00 Euro per change
- Campus pack € 90,00 per month (a set of towels and sheets per week + a weekly cleaning of the bedroom and bathroom) to be activated exclusively in conjunction with the contract.

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 2-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. In the event of cancellation of the booking, the customer must pay an amount equal to one month's payment as a penalty if the notice of cancellation is received within the 15th day from the expected date of arrival or an amount equal to two months if such communication is received in the last 15 days. 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, excluding any further claims for damages.

## 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, to be paid in advance quarterly installments, must be paid by the day of arrival or, for subsequent quarters, by the 5th of the month. The price of the stay can be paid with means of bank transfer, credit card or and debit card. Any bank charges will be borne by the customer.

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. Charges for any accessory services as well must be paid along with the monthly rental price. The balance for the utilities and the ancillary accessories relatives to the last month will be accounted in the last bill and must be paid within the day of the departure.

2

## 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. Please note that pets are not allowed at Campus SANPAOLO.

## 6. Cautionary deposit

At the arrival, the two months payed as a confirmation of the booking will become a cautionary deposit to guarantee the obligations to the residence contract. 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.

3

## 7. Early release of the housing unit

In case the guest intends to release the house before than established, the guest must respect the following terms of notice: at least 6 months before the actual departure date.

## 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.

## 9. Visitors

In relation to the current Covid-19 health emergency, access to external visitors is prohibited. 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 (Art. 4);
- failure to pay the of the cautionary deposit (art. 6);
- Prohibition of overnight stays of visitors;
- failure to comply with the Covid-19 information (All. 4)
- Repeated (at least 2) violations of the regulations attached to the conditions of stay and available on the website of Campus SAN PAOLO 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.

## 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.

Upon the release of the apartment or room Sharing will carry out a mandatory final cleaning with a surcharge of € 50,00 per person.

4

### 13. Damage or Theft

Sharing S.r.l. will not be held responsible for any damage or theft to personal property left in the housing units. 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.

### 14. Covid-19 clause

The guest is aware and accepts that the impediments, even future, related to the emergency Covid-19 cannot and will not affect the proper fulfilment of the obligations of the guest arising from this contract, nor can they be considered as exceptional or unforeseeable events, also renouncing the guest to any exception and/or dispute in this regard.

### 15. Inventory of property and equipment

AII. 1 INVENTORY FURNITURE, EQUIPMENT AND ANY FEE

AII. 2 PRICE LIST OF REFERENCE

AII. 3 HOUSE RULES

AII. 4 COVID-19 GUEST INFORMATION

For receipt and acceptance,

Turin, date \_\_\_\_\_

Sign \_\_\_\_\_

5

By the effects of the art. 1341 Italian codice civile I will declare to approve the art. 3 (Cancellation of the Reservation or no show), the art. 7 (early release of the housing unit), the art. 13 (damage or theft)

Turin, date \_\_\_\_\_

Sign \_\_\_\_\_