

RESIDENZA BONDI GUIDELINES

The apartments of the Residenza Bondi are used as temporary, short or medium term, residence (from a week to five months). Residenza Bondi is a NON-SMOKING place in the internal and external areas.

The price of the stay in each apartment is paid in advance at check-in. For the reservation it is necessary to leave a deposit of 1/3 of the amount for the period of the reservation. A security deposit of €200.00 is also required, to be paid in cash upon arrival for any damage caused, the final amount of which will be quantified based on the extent of the damage itself. Each apartment is handed over in perfect order and conditions, must be used with total respect, kept in good order every day and returned in the same optimal conditions as for the walls, furnishings, appliances, installations, bathroom.

The apartment is available for temporary use. Clothing and personal effects can be brought in (computers, suitcases, not small or large household appliances, cabinets, blankets, pots, pans, exercise equipment...). It is forbidden to transfer from another

The occupants will respond for any damage caused. Every week (the days will be communicated at the Check In) we'll arrange the cleaning of the apartments and the change of linen (change of towels every week, bed every 2 weeks). The apartments must be available for this purpose from 9 o'clock a.m. until 12 o'clock p.m.. No service of washing dishes or removal of garbage or other. The mess inside the apartments, the bundling of clothes, suitcases or boxes that hinders the service is not tolerated. Residents not able to tidy up the apartments every day, may ask for the service of a waitress when available. The cost is € 14,00 per hour. The greatest care must be paid to all common areas (stairs, halls, courtyard / garden ...) in accordance with regulations and hygiene standards. The courtyard around the residence is not a parking area. Access is limited to the minimum time required in exceptional situations. Cars can be parked, for a fee, in the blue stripes on the road or in the nearby private garage, via Pizzardi 34, managed by Mr. Enzo Aceto (Tel. 051/344643).

Specially recommendations:

Do not change the arrangement of furniture and all furnishings (the sofas in the living rooms cannot be used as beds);

Do not leave bicycles, scooters, cars, equipment, tools or other materials in the common areas (hallways, stairs, gardens) even if for a stopover. Whatever is deposited in the common areas without permission will be removed immediately. Any expenses for the removal will be paid by the owner of the above materials;

Do not hang out laundry outside the windows or in any external area;

Do not hang out many clothes even inside because the humidity causes mold stagnation;

Do not make any noise that may cause disturbance to other residents. In particular, the silence will be observed from 2.00 p.m. to 4.00 p.m. and from 9.00 p.m. to 8.00 am. On Saturdays, Sundays and public holidays, respect for silence is welcome;

Do not cook food that causes disturbing odors, or odors in general;

Always close the water taps to avoid damage (flooding) or excessive water consumption (costs) that must be repaired and compensated;

Turn off the light when not in use or going out to avoid excessive consumption. Any consumption higher than the allowed standard will be charged.

P.S. For each apartment a maximum of water consumption of Cubic Meters 0.3 (300 liters) per week. Any consumption excess is calculated and charged at the current price indicated in an updated information. A maximum electricity consumption of Kwh 20 per week has been calculated for each apartment. The cost of excess consumption will be calculated and charged at the current price indicated in an updated information. The management company and/or the property can make inspections in the apartments to verify compliance with the warnings and the order of the same. The radiators in the bathrooms work as towel racks as the heating is from the ceiling. Leave their sockets disconnected.

Do not manipulate thermostats or other devices connected to the system;

Do not shake or beat rugs, mats and blankets from the windows overlooking the garden or the tops of the stairs;

Do not throw in the toilet drains or sinks materials that can harm or clog them;

Do not leave malodorous, flammable, explosive substances or anything potentially dangerous to everybody's security (eg. cylinders of natural gas, propane or other flammable materials) in the apartments and in the common areas;

Do not leave doors and/or gates of the common areas opened. For your and everybody's safety always make sure that they are closed;

Do not leave garbage or trash in the yard or in other areas along the street or nearby, but use the bins just outside the gate, making sure to respect the sorted collection;

Do not overload the floors with heavy weights, do not touch for any reason the fibers and panels of the ceiling and do not try to solve any problems associated with the structures and furnishings of the apartments by oneself, but always inform the management;

Animals of any kind are not allowed at Bondi Residence;

Do not install radio antennas, satellite television, air conditioners or other equipment, radio receivers or transmitters;

Do not introduce air conditioners, electric or gas stoves or of any other type of operation, as well as equipment of any kind not supplied by Residenza Bondi; the insurance does not cover damage caused by personal appliances. The lessee is obliged to respect the rules and is responsible for any damage to walls, fixtures and fittings, caused by occasional or temporary guests.

Such damage will be quantified by the management and must be compensated. As mentioned above, a security deposit of €200.00 is required on arrival for such eventualities;

In case of loss of the keys (not replicable) of the armored entrance doors of the apartments and/or of the badges of the main entrance doors, the guest must pay directly to the technician the cost of changing the mechanism of the lock inside the door (€ 400.00) or the reader of the electronic badges of the entrance doors of the structure.

In case of traveling out of town the keys of the apartments must be left at the reception;

At the time of booking, a deposit of 30% of the booking amount will be required. The balance will be paid upon arrival. This deposit will not be returned for any reason both in the event of cancelling the reservation and in case of no-show guests for Check In.

Please report any misconduct by other guests of the residence;

Residenza Bondi guests traveling out of town must leave keys at the Reception;

The heating switch-on period is set every year by the Mayor's Order, normally it runs from 15 October to 15 April. The period is reduced in the event of an energy crisis. In summertime the air conditioning works in time slots set by the management.

RECOMMENDATIONS

No other persons than the ones the apartments were booked for, can stay; Each apartment has a number of beds declared to the authorities and cannot be occupied, rented or used by an exceeding number of people; For everyone's safety before going out it is absolutely mandatory to make sure that electricity and water are off and the windows and the door of the apartments are closed, and going out, make sure that the reception doors and the garden gate are also closed.

The managers of Residenza Bondi can inspect the apartments to verify compliance with the rules and care. The Management has the right to access to apartments for any need of cleaning and maintenance. Generally speaking, all the basic condo rules must be respected, whoever will not observe them must leave the Residenza Bondi even in advance of the booking deadline.

IMPORTANT

Residenza Bondi is not a BARRIER FREE structure (in Italy houses, holiday houses and apartments are excluded from Article 5 paragraph 5.3 of the DM 14-6- 1989 n.236 - Facilities for disabled), therefore the apartments cannot be occupied by persons with disabilities, handicapped, or in any serious health condition. **TOURIST TAX:** For non-residents the Municipality of Bologna requires a tourist tax per person for up to five days (the first 5) of stay in tourist facilities in the city. The table of the amounts is available at the Reception of the Residence.

MANDATORY REQUIREMENT

When booking the names of those who will occupy the apartments must be declared and the documents of those who will occupy the apartments (preferably identity card with indication of the place of issue of the document and health card) sent. These names will be confirmed at the Check in with the presentation of the required identity documents.

HEALTH REGULATIONS

Guests are required to comply with the health and hygiene regulations issued by the Minister of Health and/or local authorities. The certification indicated from time to time will be required for the structure safety.