



## TERMS OF SALES



### OPERATOR

SPIRITU DI FAMIGLIA, SARL with capital of 5,000 euros, registered under number 834 157 224 RCS La Roche sur Yon, is a company that has made the investment in housing and its equipment object of the Housing Agreement and exercising professional activities of para-hotel accommodation in Corsica.

### PURPOSE OF THE PARA-HOTEL HOSTING AGREEMENT

Any stay is subject of a written contract.

The para-hotel accommodation concerns housing in 2-room and 3-room accommodations invested and operated by SARL SPIRITU DI FAMIGLIA respectively in the SOGNO DI CALA ROSSA Residence, at LECCI in the locality of Alzeto, and in the STANATURA Residence at PORTO VECCHIO in the locality of Bonifazinca.

It includes accommodation in a lodging with all the furniture needed for daily life, as well as the following services offered :

- Breakfast ;
- Regular cleaning ;
- Supply of linen ;
- Reception of the customers.

Customer may also have other paid services based on the services provided by the Operator and its local partners.

The Customer benefits throughout the period of stay for a reception service ; this task can be entrusted to a concierge.

### DURATION OF PARA-HOTEL HOSTING AGREEMENT

The duration of the Hosting Agreement is established per night or week. It is usually non-renewable.

The Hosting Agreement is not to rented premises of main

residence or professional mixed use and main house.

The Operator will provide keys and instructions when entering into the housing.

The Customer agrees to vacate the premises the day of departure at 10am at the latest, and to hand over the keys to the Operator.

### SPECIAL CONDITIONS OF AGREEMENT

The Hosting Agreement states the specific conditions of the lease. As such it does not include comprehensive way all provisions of the Terms and Conditions.

Acceptance the Hosting Agreement implies tacit acceptance of the Terms and Conditions.

### HOUSEWORK

Cleaning of the premises is carried out regularly.

The operator offers this service to the Customer during his stay in a regular periodicity in addition to a cleaning at the beginning and end of stay.

**The cleaning service is compulsory; it is billed at a flat rate of € 110 by the Operator to the Customer.**

If necessary, the Customer can make a request extra cleaning at any time during his stay or adjust the frequency of passage at his convenience.

### LINEN

The Operator provides linens regularly to the Customer during his stay.

**The supply of household linen is included in the price of the stay.**

At any time of his stay, the Customer may request extra



linen.

## PRICE

The purchase price is fixed in the Hosting Agreement.

The customer pays the amount stated in the Hosting Agreement, minus deposit already paid, at the latest upon entry into the housing, by bank transfer or check.

## BOOKING

To proceed with the booking of the stay, the Customer returns the previously Hosting Agreement initialed and signed and the settlement amount of the deposit attached to the Hosting Agreement by check or bank transfer.

## VAT

Tariffs duty are subject to VAT at the rate applicable to hotel activity in Corsica.

Some elements of the pricing may be exempt from VAT.

## CITY TAX

**City tax is added to the price of the stay.**

Rates are available here for the municipality of Lecci for the Sognu di Cala Rossa residence : <http://www.lecci-sudcorse.com/office-tourisme/21-lecci-corse-taxe-de-sejour.html>

Rates are available here for the municipality of Porto Vecchio for the Stanatura residence : <https://www.ot-portovecchio.com/sud-corse/fr/2-64/taxe-de-sejour.html>

## DEPOSIT

At the latest when entering the premises the Customer shall provide the operator a deposit in the amount set by the Hosting Agreement.

The deposit will be returned to the Customer after leaving net if any sums covering damage or deterioration and

housing and furniture and objects furnishing housing caused by the Customer, and the loss of keys or objects.

The deposit will be made by delivery of a signed deposit check payable to the Operator that he will return in inventory reserves and inventory comply within 10 days following departure.

## ASSIGNMENT AND SUBLETTING

The Hosting Agreement concluded is hosting a personal basis for the benefit of one client identified in the Hosting Agreement.

Any assignment of hosting, under any total or partial lease or enabled to free use are prohibited.

## STATE OF PLAY AND INVENTORIES

An inventory and an inventory of furniture available to the Customer will be delivered when the entry into the dwelling by the Operator.

If necessary, the inventory and the state of play established by the Operator alone and delivered to Customer when entering the housing will be questionable by the Customer within 24 hours of entry into the dwelling. Without any request by the Customer within this period, the inventory and the state of play shall be deemed accepted without reservation by the Customer.

An inventory and an state of play will be established by the parties at the end of the stay.

## CUSTOMER OBLIGATIONS

The Customer will use peaceful housing and furniture and equipment according to the destination that was given to them by the Hosting Agreement liable for damage and losses that may occur during the term of the Hosting Agreement on the premises which it is exclusive enjoyment.

The Condominium Regulations is available to the Customer on request.

The Customer will maintain the rented accommodation and



travel to clean condition and maintenance repairs at the end of the housing Convention. If objects in the inventory are broken or damaged the Operator may claim their replacement value.

Customer will prevent noise likely to disturb the neighbors including those issued by music streaming devices, television ...

Customers may have no recourse against the operator in case of theft and deceptions in the rented premises.

The Customer will comply with the maximum number of people allowed to enter the premises according to the description that was given to him.

The Customer may not oppose the visit of the premises if the operator requests it.

## TERMS OF CANCELATION

The signing of the Hosting Agreement commits both parties irrevocably. No termination is not possible without written agreement of the parties.

If Customer waives the rent remains liable to pay the entire deposit.

## TERMINATION OF RIGHT

In case of failure by the Customer to one of the contractual obligations, the Hosting Agreement will be terminated automatically. This cancellation will take effect after a delay of 2 hours after a single warning letter by registered mail or delivered by hand remained unsuccessful.

## CONTACT US

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### In case of breakage ...

Don't panic ! Damaging an item during a stay can happen to everyone.

Get in touch immediately with your reception service to suit the conditions of replacement of the damaged object. Usually, the easiest is replacing it at your expense during the stay by an identical item.

By doing so you allow the following tenants have full equipment and in good condition.