

GENERAL TERMS OF CONTRACT

1. Abstract

The general conditions of contract hereafter regulate the terms and conditions applicable to the contract between the customer and the Bluewings Inc. For transitional purposes and having as its object the property chosen by the customer from among those listed on the website www.laresidenza.org

2. Booking and conclusion of the Agreement

2.1. Selection of the Estate: You can view the available properties connecting to www.laresidenza.org website and check availability and prices of the Estate chosen directly on-line to the same website.

2.2. Reservation process: Once you have made their choice, the customer can start booking procedure by clicking the button "makes the reservation" in bookings. Through mentioned procedure Client indicates the beginning and the end of the chosen period, and the number of people who will stay inside the apartment. Before booking the customer has a duty to read and to accept the terms and conditions of contract. Once the booking procedure, if the customer has provided properly to pay the amount due by credit card, the reservation is confirmed immediately and the customer must print out the booking confirmation that is the title to obtain the delivery of the apartment to date. If the customer intends to pay the amount owed by bank transfer, the reservation will be confirmed only on condition that the amount will be credited within seven days on the bank account indicated. Payments by bank transfer for bookings with arrival less than ten days from the date of booking are not accepted.

3. Price and Payment

3.1. The rental price listed on the booking form is the price for the rental period. It is understood that if it is not otherwise provided in the Reservation Confirmation that price will be considered including initial and final cleaning, energy consumption and gas, heating and water.

The price balance due should be done simultaneously with payment by credit card or should be credited within **7 days** after the requested reservation by bank transfer.

3.2. The customer will pay the price relative to the terms and conditions above. In the case of contracts for more than a month, the rent must be paid in advance within **7 days** of the following month's rent.

3.3. In case of delayed payment the Company will manage the operation of debt to an external or an attorney until the payment order issued by a judge. Repayment of procedural and legal expenses will be borne by the customer.

4. Security

The customer will make payment for the security of the apartment at the terms and conditions provided for in the reservation- Confirmation. The security will be Euro 300.00 (three hundred):

This deposit will be returned in full at the time of check-out. It is understood that in case of detection of damage caused by the customer to, the Company shall have the right to withhold such deposit, unless, in any case, his right to compensation for any more damage.

5. Duration, monthly termination and cancellation of the Contract

5.1. The duration of the contract will be listed in the confirmation of bookings. If running for longer than the month, the customer will have the option of choosing a contract renewal with OPEN from month to month. This is tacit renewal and for a maximum of 12 months, **with the exception of the written notice of termination at least 21 days notice of termination or prejudice on the part of society in the same terms.**

In case of a late cancellation, it is required to pay 21 days of the effective date of termination.

5.2. In the case of renewable monthly contracts, the customer will have the power to rescind the Agreement by simple written notification to be sent to the company by fax, recommended A / R or e-mail within the time limits provided in paragraph 5.1. The withdrawal will be considered effective from the date of receipt by the Company of that communication of withdrawal.

5.3. In case of cancellation of the reservation within 20 working days before the commencement of the tenancy, the Company shall have the right to retain an amount equal to 50% of the lease; cancellations of bookings within 3 working days before beginning of the lease period, the Company shall have the right to retain an amount equal to 75% of the lease. After that period in the event of cancellation of bookings the Company shall have the right to retain the full amount of rental price.

6. Replacing of the Estate

The Company reserves the right to replace the Real Estate Property with another of equal or better quality if, for any reason independent of their will, the Company is unable to ensure the enjoyment of the Client 'Property. If Customer, through

reasonable and substantiated reasons, refuses to replace property offered, the Company will reimburse the same sums paid to it. No additional amount will be due by the Company to the customer in any capacity.

7. Arrival and departure

7.1. The Estate keys will be delivered to the customer on the spot by the Company at the place and time previously agreed. Check in and check out are carried out by 9.00 am At 7.00 p.m. From Monday to Friday. To check in and check out at a different time or holidays, or in case of delay by the customer, are expected costs extra. In case of delay are not guaranteed check in after hours 22.00.

7.2. The Estate keys, will be delivered to the customer by the company with a form containing a brief description of the estate, its appliances, attached structures and property it contains that date. Customer agrees to sign this form, subject in each case to its right to specify in writing any comment.

8. Customer Obligations

8.1. Customer will not lodge in the Estate a different number of people than indicated in Confirm Reservation. Failure of that debt will determine the application for the Company, a penalty equal to 30% of the total price relative to per person excess. Upon check in, or in advance by fax or e-mail, you must show documents recognition (or bring photocopy) per adult person who will use the Property.

8.2. The customer must use the Land carefully, keeping it clean, refraining from any action which might cause damage to and / or its appliances and / or its attached structures and / or goods it contains. The customer agrees to review the status of plants in the case were supplied at home or on any balconies / terraces, as it undertakes to keep clean the pipes of terraces to allow evacuation of the water.

8.3 Customer will also use the Property so as not to disturb nearby residents. And not use the Property for unlawful acts or prostitution.

8.4. Customer will also return the Estate keys as agreed with the company.

8.5. Customer engages himself not to reproduce and / or to deliver to thirds parties the Estate keys and / or to reveal to thirds party access codes to. The loss / breakage of keys and / or lock involves compensation for the cost of a new lock and 5 new bunches of keys.

8.7. The customer is committed to observe, for the entire period of housing provided in the Confirm booking by the ordinary precautions and security measures aimed at preventing the entry of foreign in the Estate. It is understood that in case of failure to comply with this requirement, the customer will be responsible for any damage to and / or goods it contains.

9. Faculty access to

The Officer of the Company and / or any third parties from the same charge, identified at the request of the customer will be able to access in order to carry out repairs and / or maintenance required. Except in cases of emergency, the customer will be informed in advance.

10. Animals

Unless expressed written authorization of the Company it is made prohibition Customer to lodge animals of any species.

11. Suspension utilities

The Company will not be responsible to Customer, for possible suspension and / or termination of innocent supplies of electricity and / or gas and / or water.

12. Termination expressed

12.1. The Company shall have the right to terminate the contract by written notice to be sent to the customer by fax the following assumptions:

A) in case of non-payment by the customer, the amount, as appropriate, to a percentage (advance) or s price relative to the term and in the manner provided for in the Confirmation Reservation or

B) in case of non-payment by the purchaser of the balance of payment to the terms and conditions provided for in the Confirmation Reservation or

C) in case of non-payment by the purchaser of deposit shown in Confirm Reservation in the terms and conditions provided therein or

D) in the event of behaviour against the smooth conduct of real (see Art. 8).

12.2. In referred to earlier b) and c), the Company shall have the right to retain, as a penalty, the percentage (interim) relative to the price previously paid by the customer as provided in the confirmation of bookings.

13. Limitation of Liability

It is understood that, within the limits permitted by law, the amount of any damages to the customer by the Company in connection with the Contract will not exceed the amount actually paid by the customer to the Company in connection with

the Agreement.

14. Theft

The Company will not be responsible for any theft, with or without burglary or tampering, to the detriment of the customer.

15. Personal data

The customer authorizes the company to disclose their personal data in connection with matters relating to the rental (Leg. 196/2003).