

GENERAL STAY CONDITIONS

Premise

This contract regulates the general stay conditions for students, aged between 18 and 30, for a minimum period of 1 (one) month up to a maximum period of 10 (ten) months, starting from the 1st of October, in "We_Bologna" Residence Hall, located in Via de' Carracci 69/14, 40129, Bologna (from now on, the Campus), managed by Combo s.r.l.

The guests (from now on, the Guests) of the Campus are not allowed to establish, even temporarily, their legal residence to the Campus, while they are permitted to establish their domicile here.

The Campus does not offer permanent stays. The longest allowed stay is 10 months within a period of 30 months. The rule is compulsory also for stays prior to the 1st October 2018.

Attachments

The Premise and the Attachments to the General Stay Conditions (from now on, the Contract) are a substantial and integral part of them and are undersigned along with the General Stay Conditions.

Section 1 - Subject matter

1.1) The subject matter of the Contract is the service of accommodation in bed located in twin rooms, at the rates stated in the Price List and utilities (Attachment 1).

1.2) The following services are included in the rates stated in the Price List (Attachment 1):

- Wi-fi in the rooms and common areas;
- Concierge, reception, security, entrance/exit supervision services;
- Cleaning in the common areas (except kitchenware and dishes);
- Lighting in the common areas;
- Maintenance works in the common areas;
- Use of common areas (see Internal House Rules);
- Room cleaning;
- Bed/bath linen change service;
- Air-conditioning and heating utilities;
- Crockery set (Kitchen set)

The following services are excluded from the rates stated in the Price List:

- Laundry;
- Food and beverage service at the facilities' bar;
- Maintenance works for damages caused by the room tenant.

Section 2 - Booking and down payment

2.1) At the moment of receiving an accommodation request, Combo Srl sends you an on-line form to be filled in. Once the Guest fills in all the fields, Combo Srl reserves the right to accept or reject it. In case of a positive answer, Combo Srl communicates the availability of the bed and the price in written form. Furthermore, Combo will send the General Stay Conditions and Internal House Rules and the Guest has to agree send it back, signed in every page, within 7 days. The Campus staff sends to the Guest an official Offer of Accommodation, the Contract and the payment details. Within 7 days, the Guest must provide a proof of payment of 1 (one) month rent, along with a signed copy of the Contract (for requests received after August 31st, the Management reserves the right to give a lower option) if not, the reservation is not valid and neither bed or lodging unit will be booked for the Guest. The down payment corresponds to formal acceptance of the Contract and will be held as a payment for the first monthly rate at the Guest arrival.

2.2) The down payment can be paid on the following account:

Bank:	Unicredit
Agency:	Torino
IBAN:	IT 71K 02008 05364 000104856230
Account Owner:	Combo Srl
Swift code:	UNICRITMM
Reason of deposit:	Name & Surname, Not-ref deposit for stay at We_Bologna

In case of use of foreign currency the possible extra expenses will be at the customer's charge.

Section 3 – Cancellation

3.1) In order to cancel the previously accepted contract, the Guest must notify Combo S.r.l. in written form, he/she has time until 30 days prior arrival. The Guest will have to pay, as a compensation for a late cancellation, a monthly rate. In this case the down payment received will be kept and considered a compensation for the cancellation.

3.2) In case Combo S.r.l. terminates the contract before the delivery of the bed, because of an unexpectedly occurred unavailability of the booked bed, the Guest will be given back the double amount of the down payment made.

Section 4 – Prices and methods of payment

4.1) The price of the accommodation is stated in the Price List. It can be paid with cash, credit card or bank transfer on the following bank account:

Bank:	Unicredit
Agency:	Torino
IBAN:	IT 71K 02008 05364 000104856230
Account Owner:	Combo Srl
BIC/SWIFT:	UNICRITMM
Reason of deposit:	Name & Surname, Not-ref deposit for stay at We_Bologna

In case of recourse to a foreign currency, the possible bank expenses will be at the Guest's charge.

The rent is divided into monthly rates to pay out between the 1st and the 10th of the ongoing month. The down payment made upon acceptance of the Contract will be considered the payment of the first monthly rent. An invoice will be released upon the payment of every rent. Any request of special invoice (vat number, address etc.) must be communicated during the reservation procedure.

4.2) In case the Guest's staying ends before the 15th day of the month, half the amount of the rent will have to be paid in full. In case it ends after the 15th day of the month, the amount of the rent will have to be paid in full.

4.3) Utilities such as bills, weekly room bed/bath linen cleaning, must be paid along the rent for a net price of 60€ per month.

4.4) In case the above-mentioned conditions of payment are not respected, Combo S.r.l has the right to terminate the contract for non-fulfilment, as following Section 11 (Express Termination Clause).

Section 5 – Check-in and bed delivery

5.1) The check-in of the Guest and the bed assignment will be possible starting from 3.30 pm of the first day of stay. At the check-in, the Guest will have to provide a valid ID (identity card or passport). In case of failure to show a valid identity proof, admittance to the Campus can be rejected and no refund given.

5.2) Bed assignment will be decided by Campus staff. Any particular request must be notified during the reservation procedure.

5.3) Upon checking-in, the state of the lodging unit will be checked with the Guest, along with a written inventory regarding the state of the furniture and of the equipment.

Section 6 – Security deposit

6.1) Upon checking-in, the Guest will have to pay a security deposit of two months rates as a compensation for possible damages caused to goods, buildings or furniture of the Campus during the stay, also for possible special cleaning expenses and/or for the removal of personal belongings left in the room and in the common areas. In case the damages are higher than the security deposit, the Guest will be asked to pay out the damage accordingly.

6.2) The security deposit can be paid exclusively through the following options:

- via bank transfer at the bank account below, in which case it must be paid at least 14 days prior arrival:

Bank:	Unicredit
Agency:	Torino
IBAN:	IT 71K 02008 05364 000104856230
Account Owner:	Combo Srl
Swift code:	UNICRITMM
Reason of deposit:	Name & Surname, Security deposit for stay at We_Bologna

- Credit Card

Key delivery will be held only if the security deposit has been given in full, according to payment methods allowed and explained by the contract.

6.3) Whether damages to the lodging unit and/or to its equipment, or to the building, will be found during the stay, Combo S.r.l. will have the right to withdraw from the security deposit the amount of money required for the compensation of the damage;

6.4) The above-mentioned deposit will be given back to the Guest after his/her departure, (within 30 days from check-out) after the check of possible damages to the lodging unit and the Guest respecting the duties at his/her charge, including the full rent and the advance notice for termination given in time. The security deposit will be given back exclusively via bank transfer.

Section 7 – Termination

7.1) Anyone signing a 1-3 month or 5 months contract is not allowed to check-out before the 28th February 2020.

Anyone signing a 7-10 month contract is not allowed to check-out before the 30th of April 2020. No earlier check-out days are allowed. Starting from May 2020, Combo Srl will accept early terminations of contracts only with an advance notice of 60 (sixty) days. If the Guest decides to release his/her assigned bed before the day reported on his/her contract, he/she will have to notify (in written form) at least 60 days before the termination day, as stated in the Offer of Accomodation.

If the advanced notice has been respected, the Guest will have to pay an amount equal to the difference between the monthly rent already paid and the one he/she should have paid for the actual duration of the stay (see the attached Price List).

If the advanced notice (60 days before the day of the release) has not been respected, the Guest will have to pay, in addition to the aforementioned difference, a fine equal to two monthly rates of the actual duration of the stay.

7.2) If the Guest, during the period of stay, has to leave the Campus temporarily to attend other Universities for academic reasons or to start a traineeship organized by the University, he/she will have to notify it to Combo S.r.l. to guarantee the assigned bed during the period of absence. It is understood that, during this period of absence, the Guest will have to pay the rent to keep the assigned bed. In case the Guest does not mean to keep the assigned bed, he/she will have to notify about it respecting the timing for the advance notice, as stated above.

Section 8 – Bed release procedure

8.1) Checking-out from the Campus must be done within 10:00 AM of the announced day of departure. The Guest must necessarily undersign the room inspection report (check-out) and give the room electronic key back. This operation must be done after an inspection done with an appointee of the Campus Management, on the morning of the departure date.

8.2) At the departure, the Guest will have to leave the room and the communal spaces of the apartment totally empty and clear from any personal belongings, items, food or waste of any kind. The room shall be left in the same conditions in which it was found at the moment of the check-in. If this is not the case, extra cleaning expenses can be charged to the Guest.

8.3) All the possible damages or missing goods from the room inventory signed at the check-in, will be charged to the Guest the security deposit, plus possible reimbursement for more expensive damages.

8.4) In case of violation of the aforementioned obligations the whole amount of the security deposit will be kept in order to cover the damages.

Section 9 - Visitors

9.1) In letting visitors in, the Guests will have to follow strictly the instructions stated in the Internal Regulation. In any case, it is forbidden for the visitors to stay overnight in the Guest room.

9.2) The disrespect of the preceding instruction will be a reason to terminate the contract for non-fulfilment as stated in the following Section 11 (Express Termination Clause).

Section 10 – Measures and penalties

10.1) As far as measures and penalties are concerned, please refer to the instructions contained in the Internal Regulation, as a substantial and completing part of these General Stay Conditions and of the following Section 11 (Express Termination Clause).

Section 11 – Express Termination Clause

11.1) Combo S.r.l. reserves the right to terminate the contract for non-fulfilment, if one of the following clauses is violated by the Guest:

a) missed payment of a monthly room rate and/or of the utilities and/or of the additional expenses (Section 4);

- b) missed payment of the security deposit (Section 6);
- c) prohibition of night overstay in the lodging unit for the visitors (Section 9);
- d) repeated (at least two) violations notified in written form by the Combo S.r.l.

11.2) Combo S.r.l. reserves as well the right to terminate the contract for non-fulfilment if and when the apartment is not used for lodging needs but for the practice of commercial activities and/or for activities not in compliance with the public order and morality.

11.3) The termination of the contract will be automatic, from the moment in which Combo S.r.l. notifies the Guest of its will to avail itself of this Express Termination Clause, pursuant to Section 1456 of the Italian Civil Code.

Section 12 – Change of the Room

12.1) In the cases referred to in section 6 of the Internal House Rules, Combo S.r.l. reserves the right to change the Guest to another room, without possibility of compensation.

Section 13 – Applicable law and competent court

13.1) Combo Srl assumes no responsibility towards the Guest if the cause of a non-service is attributable to external factors. The financial responsibility of Combo Srl can never exceed the total value of the agreement between the parties, or the maximum coverage for damages and losses as per insurance policy or the refund for damages received from third parties.

13.2) The Contract is regulated by the Italian Law.

13.3) For any dispute about the application, the violation and the interpretation of this Contract, the Court of Turin will be exclusively in charge.

Bologna, today _____

For acknowledge and acceptance _____

In accordance and in effect of the article 1341 of the Civil Code, I hereby declare to approve specifically the Section 3 (Cancellation), the Section 7 (Termination), Section 11 (Express Termination Clause), Section 12 (Change of the Room), Section 13 (Applicable law and competent court).

Bologna _____

For acknowledge and acceptance _____

In accordance and in effect of the article 34 DLT 06.09.05, nr. 206, I hereby declare that the Section 3 (Cancellation), the Section 7 (Termination), Section 10 (Measures and penalties), section 11 (Express Termination Clause), Section 12 (Change of the Room), section 13 (Applicable law and competent court) have been subject of specific negotiation before being approved by me.

Bologna _____

For acknowledge and acceptance _____

Attachment 1

Rates

A bed in a double room per month:

Between 7 and 10 months	420€
Between 1 and 3 months	540€
5 months	470€

Utilities

Utilities, heating, air-conditioning, electricity utilities, water utilities, room cleaning, kitchen set (1 glass, 1 tea cup, 1 plate, 1 deep plate, 1 fork, 1 spoon, 1 tea spoon), bed/bath linen weekly cleaning.	60€ per month
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