

TERMS and CONDITIONS

1001 s.r.l., operates the Web site www.1001holidayhouses.com and offers property OWNERS (or exclusive Manager) the possibility to choose between two options of payment:

- **Commission on rent:** you are charged a percentage commission on the actual rent paid by your guests. It is NOT an annual subscription. .
- **Annual subscription:** 12 months this is a fixed rate for 12 months, it depends on the number of properties advertised and NOT on the actual rent paid by guests.

01.a Commission on rent payment details: The percentage charged depends on how many properties each owner advertises, based on the following table:

- :: **For 1 to 3 properties** the commission due is **8%** on the full rental price.
- :: **For 4 or more properties** the commission due is **5%** on the full rental price of the properties advertised.

:: After receiving the deposit from the Renter, the commission must be paid to 1001srl, not later than 7 days after the cancellation deadline has expired.
:: If the RENTER cancels his booking before the deadline has expired, the OWNER must inform 1001holidayhouses.com within 48 hours, using the appropriate form on the portal. Failing this communication within the term mentioned, the commission will be charged any case.
:: In the case of a "Last-minute" booking, when the cancellation deadline is shorter than 48 hours, the commission must be paid not later than two days after the start of the rental period.
:: Terms of payment: bank transfer on our bank account or secure payment by Visa, Mastercard Credit Cards, Pay Pal, etc.
:: The registration is valid for one year and automatically renewed.
:: Telephone and /or fax numbers, web site addresses and e-mail addresses will not be displayed.
:: You may change your Payment Option to Annual Subscription when you wish. Any bookings being processed, or confirmed, and current rentals, will be charged according to the old option (Commission on rent), as the new Annual Subscription option will be valid for bookings taken after the date of the option change.

01.b Annual subscription payment details: The annual subscription option is valid for twelve months, the rate depends on the number of properties advertised by each owner, according to the following table:

- :: **1 to 3 properties:** Rate per year € 189,00 for each property.
- :: **4 properties or more:** The first three properties at € 189,00, each. From the property 4: € 159,00 for each property.

" OFFER FOR 2012 " PROMOTION

1 to 3 properties: only € 129,00 per property instead of ~~€ 189,00~~
From property n 4: only € 99,00 per property instead of ~~€ 159,00~~
Valid for the whole year 2012 (expiry date 31 Dec 2012)

" PROMO CODE " PROMOTION

According to this promotion one or more properties or property units can be listed at **ZERO COST** for 12 months from Registration date.
For the duration of this promotion no annual fee or percentage commission on successful rentals will be charged. There is no obligation to renew subscription on expiry.
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The Promo Code is assigned in accordance with specific Marketing strategies. Any request of assignment will be ignored.

:: Renewals have to be paid before expiry date. Invoice to follow.
:: Terms of payment: Bank Transfer on our bank account or secure payment by Visa, Mastercard credit cards, PayPal, etc.
:: The registration has a duration of 12 months. On expiry, unless the subscription is renewed, the property will continue to be displayed on the portal under the "commission on rent" option, or it will be removed following the request of the owner.

:: You can decide to change your contract from Annual Subscription to Commission on rent whenever you choose.

01.c Promotions: adherence to promotions and offers at Zero Cost, does not exempt from accepting the following points. For technical reasons, during this type of promotion it is necessary to choose one of the two payments, even though no fees are due for the duration of the promotion.

02. Commitment: Property Owners or Managers will manage and update their own bookings calendar and price lists.

03. Property listing: Property Owners or Managers, who choose the Commission on Rent payment agree to not display telephone numbers, e-mail addresses, web site or any other information that could encourage direct communication with renters. This clause applies also to owners or managers with the Annual Registration option during zero cost offers or promotions.

04. Contacts and Bookings: 1001holidayhouses will inform Owners by e-mail about enquiries received from potential renters. Owners/managers will have to reply not later than 48 hours after being alerted. To owners and property managers registered with "commission on rent" contract or "ZERO COST" promotion, the attempt to encourage direct communication with the renter by inserting telephone numbers, email addresses, indications or references to the links of other web sites, etc. will be considered as the will to bypass 1001holidayhouses; therefore the property will be treated as registered with the annual subscription contract and the relevant annual fee will be charged.

05. Feedback: the Feedback Profile for the property is a clear indication that the property matches the description on the site. For the Owner it demonstrates good service, courtesy and exactness.






06. Credits: We believe that a fast and trustworthy service gives the best results and should be immediately recognizable. For this reason every property published on www.1001holidayhouses.com receives an initial total of 30 credit points that can increase or decrease according to the following table:

Description	Points
Property registration	30
Feedback (very satisfactory)	3
Feedback (satisfactory)	1
Feedback (NOT satisfactory)	-3
Lack of reply or delays beyond 48 hours	-2
Booking cancelled by OWNER against renter wishes	-10

1001holidayhouses reserves the right to remove from its database any property showing a credit balance equal to zero. The user agrees that 1001 s.r.l. cannot be held responsible for the interruption of the service.

07. Declaration: The Owner declares that the description/s listed in his/her Personal Area of this web site matches the property/properties advertised.

08. Star Rating: This does not correspond to hotel star rating. The owner is responsible for correctly rating his/her property so as to meet renters expectations. Property standards are applied by the owner according to the following table:

	First class accommodation perfectly appointed, with special amenities and luxury furnishings. Suitable for a demanding clientele.
	Good class accommodation, with comfortable, good quality furnishings. Suitable for renters looking for roomy quality spaces.
	Comfortable furnishings for demanding Renters not requiring luxury fittings. Well appointed rooms with adequate fittings. Suitable for customers looking for quality accommodation.
	Comfortable simple furnishings with essential comforts. Medium quality fittings. Suitable for Renters looking for functionality rather than esthetics.
	Essential furnishings, in some cases dated. Basic fittings. Suitable for Renters searching an economical accommodation.

09. Disclaimer: The Owner hereby declares that 1001 s.r.l. and its legal representative will not be held responsible for direct or indirect damage of any type caused by Renters during or after rental period.

10. Modification of General Terms of Use: 1001 s.r.l. reserves the right to change the terms and conditions of use at any time. Such changes will be published on the site and/or Users will be informed by email. The changes will come into force within 30 days from the date of publication. The continued use of the portal by the User after this period will constitute acceptance of the new conditions. Owners/Managers can accept the new conditions or terminate the contract.

11. Pricing: The Owner and/or Managers declares that the rates of the the properties listed on www.1001holidayhouses.com are not higher than those charged on similar web sites.

12. Responsibility: Owners and/or Managers declare that they are legally responsible for the properties entered and that

they intend to use the services of www.1001holidayhouses.com solely to advertise such properties.

13. Indemnity: You will indemnify and hold 1001 s.r.l. (and all subjects connected or controlled by the company, its representatives, employees, subsidiaries, joint ventures and partners) harmless from any claim or demand, including attorneys' fees, made by any third party due or arising out of contents submitted by any User, due or arising out of the use of this web site, the breach of any use term or violation of any law or rights of a third party

14. Translations: Whenever there is a difference between the original Italian and a translated version of the Terms and Conditions, the Italian contract will apply.

15. Controversies: Any legal dispute will be resolved by the Italian Law Court territorially competent for the registered office of 1001s.r.l.