

UNISER REGULATION
RTMLIVING BOLOGNA RESIDENCE TERZO MILLENNIO
Rev 12/02/2018

The UNISER group named _____, with Mr/Mrs _____ (Tutor) as totally liable of the above-mentioned Group, labelled as “**User**” in our Residence in Pietro Miliani Road, 7/3, 40132, Bologna.

accepts every point in this Regulation:

1. Article 1: Rtmliving Staff Supervisory Control

The Customer has to grant access to the apartment to the Landlord, owner or their delegates for inspections, cleanings and maintenances. Rtmliving has the right to make periodical inspections, following reporting to the Tutor and, if necessary, has the right to make further cleanings in order to comply with minimal hygienical standards and to charge (according to the importance of the operation) a sum to pay: from 15€ to 100€.

2. Article 2: Check out

It is possible to leave the luggage in our storage during the day.

In the check out the apartment must be left in the same condition in which the user has found it. For this reason, every time there will be a check out, we are going to have an accurate “check out control”, in order to check the cleaning and if there are any damages.

Following you can find the parameters:

- garbage
- hygienical conditions in the room
- damages
- estimated time for a cleaning

3. Article 3: Rtmliving Staff Supervisory Control

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4. Article 4: Penalty fees and behavioural rules

The Customer accepts to pay some fees, which are foreseen in the regulation and imposed from So.ges S.R.L, and a great deal of them are related with a respectful behaviour to have in order to be in our structure. For explanatory purposes, the following list will point our fees out:

- 4.a It is not allowed to dry clothes in unauthorised areas.

- 4.b It is strictly forbidden to leave wastes or any kind of objects in aisles or shared areas.
- 4.c It is strictly forbidden to throw away objects from the window.
- 4.d Everyone is obliged to respect the public peace. Music and sounds are not allowed from 14:00 to 17:00 and from 23:00 to 08:30, and in every hour in the shared areas.
- 4e. It is strictly forbidden to smoke in shared areas or in the apartments.
- 4f. It is strictly forbidden to make parties or similar, with more than the foreseen number of people in the room (2 for a double and 3 for a triple room). For every situation in which 3 or more people are involved it is possible to book the relax room for no more than 2 hours. Rtmliving must be informed for the reservation.
- 4g. It is strictly forbidden to run and scream in the aisles and in the shared areas.
- 4h. It is strictly forbidden to slam doors, to drag the chairs in your apartment, they must be raised up from the floor and to stand and chatting in front of our studying rooms.
- 4i. It is strictly forbidden to exit from our emergency doors, or our alarm will notify it.
- 4j. Please, have a respectful behaviour outside our building. It is strictly forbidden to leave waste like bottles, food boxes, plastic bags or similar in the small park near our Residence. It is highly recommended to use public waste bins.

5. Article 5: Damages

The Customer is warmly suggested to respect every object, household appliance, wall and door in every apartment and in the whole structure. **Every damage, which is connected to the User, must be paid by him/herself.** As far as damages costs are concerned, the following list will point our fees out:

<i>Item</i>	<i>Fee</i>
Bed	50€
Mattress	100-150€
Closet	100-150€
Curtains	50€
Desk	100€
Fridge	200€
Kitchen Plates	200€
Table	50€
Chair	20-40€
TV	150-300€
Shower box	20-50€
Electronic key	15€
Extra cleaning	15€

6. Article 6: What to do during the check-in

When every User receives own card room, it is suggested to go in own room in order to check if there are some lacks and/or damages and to inform immediately our Staff. In this way, every damage which is not due to them will be repaired immediately from rtmliving. The Customer, or own Users, are totally liable for the apartments and they are supposed to take care for.

7. Article 7 : Landlord's liability

Rtmliving Bologna has no responsibility in case of loss of Tenant's valuable items or sums of money left or held by the Customer (that is to say every Customer's delegate) inside own apartment or in the shared areas. It is possible for one Tutor to have a safebox in his/her room where everyone of the group can leave what he/she would want.

8. Article 8: Customer's liability and social clause

The Customer accepts to see So.ges S.R.L. as the guarantor of security and control into the building and he/she accepts to respect the staff and the regulation or the Customer will be banished from the building without being refunded.

9. Article 9: Additional penalties

In case in which every point, or one of them, in this Regulation is not accepted, rtmliving has the right to charge some penalties and to take several measure.

If every point is clear and accepted

For and behalf of the Customer _____(Tutor)

For and behalf of the Landlord (So.Ges S.R.L.)_____

Bologna,