

RULES

**LIBERTY
HOTEL HOME FOR ELDERLY
11 Ernesto Di Fiore Street
Cupra Marittima (AP)**

UPDATED 14/07/2010

ARTICLE. 1 Introduction

The LIBERTY HOUSE HOTEL is located in Via Marittima Cupra 11, Ernesto Di Fiore street. The house offers hospitality to people even if self-sufficient elderly or disabled, for periods of short and long term.

ARTICLE. 2 Conditions for admission

Admission to the facility is aimed at self-sufficient elderly and disabled people able to maintain an independent life, staying in the capability of the organization to get exceptions with a motivated pronouncement.

Guests must:

- Be in physical self-sufficiency (independence in getting around the house, get up, lie down, get dressed and attend to the cleaning staff daily), mental (able to organize thoughts in a coherent discourse to communicate with others) and social (likely to be socially integrated in a group);
- Be free from infectious or contagious diseases to living in the community;
- Be able to lead their lives in apartment building;
- Does not require health care.

ARTICLE 3. Booking

a) long-term stays (more than four months)

The reservation should be addressed to the direction of the Liberty House Hotel, located in 11, E. Di Fiore Street, in the town of Cupra Marittima, with the following documents:

- request for admission to Liberty House Hotel filled in each part with information and consent to the processing of personal data, including sensitive ones, in order to allow the performance of the procedure for the admission to the House Hotel (Annex 1);
- Copy of a document of the host in question;
- Medical certificate from the medical doctor of the host state where there is evidence of self-sufficiency physical, mental and social;
- Swami cards for the multidimensional assessment of older people (only on request of the management) made by the certificate of health assessment, cognitive, functional and social evaluation documentation;
- The statement certifying guests income interested in stay (tax returns, savings or pension, other benefits, etc..) and who is proposed as guarantor, to verify the existence of coverage for payment of the fee;
- Form signed by the guarantor that provide for the payment of any amount not paid by the host and at the hospitalization of the same one in adequate structure in the event that is discharged from the hotel to house for one of the reasons set out in Article 12 (annex 2);
- For stays at the expense of other entities (for ex. local council), the availability to the commitment of spending by government agencies as the contract will be signed with the legal representative of the person(or entity) which take charge of the amount of the rent,

paying the sum for the host and for its hospitalization in adequate structure if he is discharged from the house hotel for one of the reasons set out in Article 12;

After verifying the validity of the documentation, the subjective requirements, the existence of financial guarantees to pay the rent and the availability of places, the management will inform him that the reservation can be made.

Within 5 days of notification, the person concerned must pay a deposit of € 1.000,00 (one thousand).

b) short-term stays (less than four months)

The reservation should be addressed to the direction of the Liberty House Hotel, located in 11, E. Di Fiore Street, in the town of Cupra Marittima, with the following documents:

- request for admission to Liberty House Hotel filled in each part with information and consent to the processing of personal data, including sensitive ones, in order to permit the performance of the procedure for the admission to the House Hotel (Annex 1);
- Copy of a document of the host in question;
- Medical certificate from the medical doctor of the host where there is evidence of self-sufficiency (only on request of the management).

After verifying the validity of the documentation and the availability of places, the management will inform him that the reservation can

be made.

Within 5 days of the notification, the person concerned must pay a deposit of 30% of the full amount.

Only after the management has received and accepted the deposit, the reservation becomes necessary for both parties and no acceptance of the reservation is at the discretion of management.

If upon the availability of the apartment the guest or someone else waives the entrance, the application will be filed and will be fully reactivated when the host wish to be reinstated on the waiting list.

ARTICLE 4 Guarantees

The guarantor can be represented by relatives, third parties and public bodies; however, the guest cannot guarantee for himself.

The evaluation of evidence guarantees for the payment of the rent is the responsibility of the management structure, taking into account:

- of the net income of the host;
- of one fifth of net income of the guarantor that proposes to pay all or part of the fee.

The amount of net income resulting from tax returns, must be equal to or greater than the amount of the rent plus 40% and at the discretion of management.

ARTICLE 5 Failure stay and delays

In case of non-living, due to the guest, the deposit will not be returned.

If within 48 hours, after the date of entrance to the structure, the guest did not give written notice (fax or e-mail, letter, telegram, etc..) about its delayed arrival, the apartment will be considered free from direction and deposit will not be returned.

ARTICLE 6 Procedure of entry (check in)

a) long-term stays (more than four months)

At the check-in the person concerned to reside in the House Hotel will:

- Take note of this Regulation and sign for acceptance;
- To sign a lease that specifies, among other things, the period of stay, the amount of rent and the identity of the guarantor;
- Sign the inventory of equipment in the apartment booked;
- Pay the amount of the rent for three months which added to the deposit will constitute a deposit that will be returned on departure;
- Pay the amount of the first month of stay and extra services required for that period.

At the end of the procedure will receive the keys and the guest will be escorted to the apartment booked.

b) short-term stays (less than four months)

At the check-in the person concerned to reside in the House Hotel will:

- Take note of this Regulation and sign for acceptance;
- To sign a lease that specifies, among other things, the period of stay and amount;
- Sign the inventory of equipment in the apartment booked;
- Pay a deposit of EUR 100.00;
- Pay the amount of the balance corresponding to the period of permanence in the structure and the extra services required.

At the end of the procedure will receive the keys and the guest will

be escorted to the apartment booked.

ARTICLE 7 Trial

Guests who stay for long periods (more than four months), will make a trial period of 15 days, during which both the guest and the management structure will evaluate if there are conditions for a prolonged stay.

In the event that the direction, after the trial period, should give a negative opinion, the guest must leave the facility, which will return the sum of the unexpired period of stay.

In case, however, was the guest decide to leave the facility after or during the trial period, the structure is not required to return the amount paid for the first month of stay.

In both cases, the deposit will be returned and the host will play the regular check-out procedure (Article 12).

ARTICLE 8 duration of the contract

The lease has a maximum duration of 12 months. If the guest wants to continue his stay beyond 12 months and if there are places available, will sign a new contract with 60 days' notice.

ARTICLE 9 rental costs

For rental costs of housing units and services at the request of House Hotel, see the price list at the end of this Regulation.

a) long-term stays (more than four months)

In the case of prolonged stay, the payment of monthly line is anticipated to be paid within the last 5 days of the month before at the direction of the structure or by direct debit on the account of the host.

b) short-term stays (less than four months)

For short stays the entire amount of the rent must be paid during entry procedures (Article 6).

In case of late arrival or early departure the amount of the rent will not be reduced.

The temporary absence for any reason does not involve the suspension of the lease by the host or someone else who will continue to pay the full rent, if it intends to maintain the availability of space.

ARTICLE 10 Services included in fee

In line includes:

- The use of the apartment for the whole period paid their regular consumption of electricity, gas and water (maximum _____ kw of electricity, _____ cubic meters of water, _____ mc of gas), furniture and equipment listed in inventory subscribed during entry operations;
- The use of the safety box after the signature of a record of delivery

of the keys;

- The use of common spaces for collective use;
- The use of areas for physical activity;
- Renting of the recording helpline except service;
- The service of mail delivery to your door.

ARTICLE 11 Paid Services

The hotel also offers extra services on request, not included in the hospitality fee and to be paid separately in advance at the time of the request such as:

- The weekly and final cleaning of the accommodation, on request, carried out by specialized staff of the structure;
- The service of change of bed linen and towels, on request;
- Provision of meals (breakfast, lunch and dinner) with a request to be made at the time of signing the contract;
- Beach service, for the summer season, including an umbrella and two chairs;
- Air conditioning;
- Bicycle rental.

The structure is not liable for any damage to property or personal injuries caused by external services to it.

ARTICLE 12 Conclusion of stay (check-out)

Guests must leave the apartment in the following cases:

- 1) to the end of the stay;
- 2) sum unpaid equal to 30 days in payment of rent;
- 3) if the guest decides to end his stay in advance (only for long periods, more than four months).

The guest must leave the apartment, at the discretion of the person in charge of House Hotel, also in the following cases:

- 4) if his behavior is causing disruption to community life;
- 5) when introducing subtle or health care needs that the organization of the House Hotel cannot manage because of the loss, by the host, of the status of self-sufficiency, even in part.

If the guest decides to end his stay in advance may do so under the conditions of the rules of procedure.

In Case No. 2 the deposit will be retained as a cover for the period unpaid.

In Case No. 3 (only for long periods, more than four months), the host must communicate his early departure with 30 days notice, otherwise deposit will be retained.

In Case No. 4, the guest must leave the facility within one week of the request of management.

In Case No. 5, after the structure has verified the not self-sufficiency, even partial, of the host, the same will resign him as soon as possible. The guarantor will take charge of resigned guest and the amount of the fee, equal to the unexpired period, will be returned.

In all cases (1,2,3,4,5) the client must:

- Leave the apartment in the same condition as he found it clean and tidy upon arrival;
- To sign a record release, after checking the state of the apartment certifying the return of the deposit;
- Return the keys of the apartment, of the entrance and possibly of the safety box.

If, following inspection of the apartment left by guests, the management found the presence of cracks, defects, deficiencies, non-final cleaning or other, the costs to the guest will be charged at check-out.

ARTICLE 13 Rules of Life Community

Guests can enjoy complete freedom and within the structure he can:

- Organize as it sees fit their free time;
- Enter and exit at any time of day;
- Use of common areas;
- Receiving visitors, upon notice to the direction of the structure, from 9:00 to 13:00 and from 16:00 to 21:00;
- Host, temporarily, personal assistant only if previously authorized in writing by organization.

Inside the hotel the guest is obliged to:

- Do not smoke;
- Do not accommodate pets;
- Do not throw objects from windows or lavish foodstuffs for animals;
- Take care of his person and clothing;
- Avoid loud noises, especially during the hours of rest;
- Use of audiovisual equipment in rooms used only for common tasks so as does not constrain persons living with, and at low volume;
- Properly use the toilet;
- Avoid storing in cabinets and bedside tables perishable food and items, however, improper;
- In every way not to cause disturbance to other guests and, in general, avoid blatant aggression, irritating or incompatible

behaviors with a peaceful community life;

- Respect the rules established by organization from time to time.

ARTICLE 14 Regulations

- Guests are required to have respect and care for the environment, furnishings, plant and equipment of the House Hotel, and those who cause damage will be called upon to pay, irrespective of fault or negligent, by taking the amount from the deposit.

- If the deposit is partially or totally damaged, it must be replenished within 10 days.

- When the behavior of a visitor does not comply with this legislation, he is warned to change it; if the notice remains fruitless, there shall be his resignation from property (Art. 12).

- The guarantor of the host, as well as providing jointly with the guest to pay the rent, must provide to the hospitalization of the host in adequate structure in the event that is discharged from the hotel to house one of the reasons set out in Article 12;

- If the guarantor does not assume the host resigned, the direction of House Hotel Liberty is authorized to revise itself to his admission to other appropriate structure;

- Every 3 / 6 months, the guest is required to submit an updated certificate where there is evidence of self-sufficiency health status, cognitive function and social direction; however the administration reserves the right to carry out checks at its discretion and when supposed appropriate;

- To use the local gym, you must submit the certificate established in the Directorate by guest's doctor;

- The direction has the right to demand any amount not paid by the guarantor and / or by those who are obliged by law to maintain the host in accordance with Art. 433 of the Civil Code and art. 6, paragraph 4 of Law No. 328/2000.

ARTICLE 15 Mode of operation of the representative Component of guests and family

In order to improve and ensure the smooth operation of the service, on request of guests can be appointed the representative Division of the guests and family structure composed as follows:

- No 1 representative of the elderly guests designated by them;
- No 1 representative designated by the same family of guests.

The Component can make proposals, suggestions and opinions for better management and optimization services provided and the overall operation of the facility. The proposals, opinions and suggestions made by the Component are taken into account and carefully evaluated by organization, but are not necessary for the same.

The body's term of office is 3 years and in case of prolonged absence of one of the components you will elect a new one.