

GENERAL PRINCIPLES

The Guest admitted or reconfirmed to Camplus acquires, for the entire period of assignment defined by the Contract, the use of the premises assigned to him, the common areas as well as all the residential services provided for in the Contract.

1. In order to maintain a high-quality standard of the environments and services, it is an essential condition that each Guest collaborates with the Management and staff of Camplus as well as with the entire community of the structure by adopting a responsible behavior, based on mutual respect, fairness, education and civil coexistence.
2. The maintenance of the quality of the environments and services is entrusted not only to the Camplus staff, but also to the responsibility and decorum of the guests in collaboration with each other.

ART. 1 (RULES OF CONDUCT)

1. Within Camplus, the behavior of the individual must be based, in relations with the other guests present and with the Camplus staff, on the observance of the fundamental rules of tolerance, respect and collaboration which, alone, guarantee everyone and each an excellent experience in the community.
2. Within the framework of this general rule, each guest is required to:
 - a) Keep your room and/or accommodation closed, preventing access from the outside, in case of absence.
 - b) Promptly report any contagious diseases contracted during the assignment period. In this case, the Camplus Management will temporarily suspend, for health reasons, the Guest from the use of the bed, until complete recovery is achieved, to be certified with a specific medical certificate.
 - c) Use only the spaces specifically reserved for the display of notices, signs or other.
 - d) Make proper use of the tools, furnishings, spaces and educational and/or recreational infrastructures that Camplus makes available, in compliance with the rules indicated by the Management for the use of the same.
 - e) Maintain the order and state of hygiene of their room and common areas, except as far as the ordinary competence of the staff in charge is concerned. The management, after ascertaining the facts, will determine whether to charge the cost of extraordinary cleaning to all roommates or only to offenders.
 - f) Periodically check the efficiency of the equipment and furnishings, as well as the systems made available in the assigned room and/or apartment, providing timely notification to Camplus staff of any breakdowns or malfunctions.
 - g) Allow the staff in charge to carry out scheduled cleaning and ordinary and extraordinary maintenance interventions (by leaving the room and/or accommodation and the bathroom clear and tidy, on the weekly days when they are scheduled to be cleaned).
 - h) Only use household appliances and electrical equipment built in compliance with safety regulations and only if they have the relevant CE mark.
 - i) Use the telephones, vending machines, gym equipment, computer equipment, etc., present in Camplus in an appropriate manner.
3. The guest may not:
 - a) Use/connect appliances in the room for direct and indirect cooking of food, for cooling and heating the environment and in general appliances equipped with electric resistance, except for the use of hairdryers, hair straighteners, razors and other special aids authorized in advance by the

Management. Prohibited equipment will be removed and stored in designated rooms until the end of the Guest's stay at Camplus, without prejudice to the adoption of disciplinary measures.

- b) Smoking in the rooms and/or accommodations and in the common areas of Camplus.
- c) Introduce flammable materials, non-fireproof furnishing accessories (e.g. carpets, curtains, blankets), explosives as well as harmful, narcotic or psychotropic substances for non-therapeutic use into Camplus and keep them in the room and/or accommodation.
- d) Keep animals of any species or breed on the Camplus premises, except as expressly authorized in writing by the Management.
- e) Carry out moves, modifications or adaptations of the furnishings in the rooms and/or accommodations, remove or introduce furniture or equipment from the common areas in the rooms and/or accommodations, proceed with disassembly, modification or other in the furnishings.
- f) Introduce equipment (TV, stereo, mobile multi-socket "slippers", etc.) or furniture and furnishing accessories without authorization; introduce computer equipment that alters the Internet network (routers), except for the introduction of printers and scanners.
- g) Apply stickers or posters that cause damage to walls, doors or furniture, as well as display notices, signs or other outside spaces specifically reserved for this.
- h) Use common areas such as parking for cars or motorcycles and vehicles in general.
- i) Tamper with protected switches, smoke detectors and any other device supplied to Camplus in order to prevent fire and the safety of people.
- j) Abandon remains of food and drink in the rooms and common areas and in the refrigerators. Otherwise, roommates and/or the Management may request extraordinary cleaning. The management, after ascertaining the facts, will determine whether to charge the cost of extraordinary cleaning to all roommates or only to offenders.
- k) Throw or deposit garbage or waste outside the appropriate containers and/or designated rooms. In the event of non-compliance with the municipal provisions concerning separate waste collection, any administrative sanctions will be charged to the Guest responsible.
- l) Place any object on windowsills.
- m) Leave the internal lighting and water supply points active when leaving, even temporarily, from the room and/or accommodation.
- n) Hang your clothes outside the spaces dedicated to it.
- o) Disturb other guests and Camplus operators. In particular, sounds, songs and noises of any kind that disturb tranquility, rest and study are prohibited.
- p) Carry out or have carried out, without authorization, repair work.
- q) Host non-assignees without prejudice to the cases provided for in Article 8 below.
- r) Wandering around Camplus in a state of intoxication or in unseemly clothing.
- s) Carry out all prohibited actions contrary to the principles of civil coexistence and any initiative offensive to one's own dignity and that of others. In particular, alcohol abuse, the use of soft drugs (including cannabis) and hard drugs, all actions that offend people's dignity (bullying, harassment, violence, cultural, religious and racial discrimination). The list is not exhaustive.
- t) The introduction of any type of weapon is prohibited.
- u) It is not possible to refuse the cleaning of the accommodation, if included in the service, by the staff appointed by Camplus more than 2 times over a period of 12 months.

Failure to comply with the provisions contained in this article will result in the application of the sanctions referred to in art. 10, without prejudice to the obligation to report a criminal offence against the Guest who commits actions constituting a crime.

The guest, if he is a victim or witness of actions prohibited by law, is urged to immediately contact the Director of the residence and the competent police authority.

ART. 2 (ASSIGNMENT OF THE BED)

1. The bed is reserved exclusively for the assigned Guest, who cannot transfer, for any reason, the use to third parties, not even temporarily.

ART. 3 (DELIVERY OF THE BED)

1. The Guest assigned the bed at the time of delivery of the access keys/badge must present:
 - a) Identification document (identity card, passport, valid residence permit)
 - b) Receipt of payment of the first instalment as indicated in the Contract.
2. The assigned Guest must also sign, in the presence of a Camplus representative, by appointment, the delivery report containing information on the state of the places and furnishings in the assigned room and/or accommodation. The same report will be verified and signed at the time of release by the Guest assigned the room and/or accommodation.
3. In the event of failure to sign the handover report, it will be understood that the assigned Guest will take delivery of the room and/or accommodation in perfect condition.
4. After 5 days from the signing of the delivery report, the assigned Guest has the responsibility to communicate the existence of malfunctions or damage that cannot be detected at the time of delivery that affect the use of the assigned room and/or accommodation.
5. In the absence of communication within the deadline, the accommodation is considered delivered in perfect condition.
6. The assigned Guest will be held responsible for any discrepancy with respect to the delivery report, except for deterioration or normal deterioration of use of the assigned goods. In the event of damage or shortages, the Guest will be required to compensate them.
7. At the same time as signing the delivery report, the assigned Guest will receive the keys/badges of the room or accommodation. The duplication and transfer, even temporary, of keys/badges to third parties is expressly prohibited.
8. In the event of theft, robbery or loss of keys or badge, the Guest will file a report with the competent authority, delivering a copy to Camplus Management. The costs of duplicate and/or replacement are borne by the assigned Guest at a cost of € 40.
9. The assigned Guest who, during the periods when the structure is closed, intends to leave his personal belongings at Camplus, must agree with the Management on the methods for the hospitalization of the same in special supervised spaces. In Camplus, where this service is not available, the assigned Guest will be prohibited from leaving his or her personal belongings.

ART. 4 (SECURITY DEPOSIT)

1. The security deposit is set up to guarantee payment for damage or damage caused to the structures and furnishings, for charges following interventions requested in addition to those provided by the ordinary maintenance service or for disciplinary sanctions.
2. The return of the security deposit is subject to the absence of debts to Camplus and the signing of the return report. The return of the security deposit will take place within 90 working days from the signing of the return report.
3. If the security deposit, even during the duration of the assignment, is insufficient to compensate for the damage caused by the Guest, the Guest will be required to replenish the amount no later than 15 days from

receipt of the relevant communication. This obligation shall also apply where the security deposit is used to cover damage ascertained prior to check-out.

4. Failure to pay the security deposit or failure to replenish the amount of the same within the aforementioned term will result in the termination of the Contract with the consequent removal of the Guest from Camplus, without prejudice to compensation for damages.

ART. 5 (METHODS OF PAYMENT OF THE TUITION)

1. Payments of the tuition must be made on the due dates and in the manner agreed upon in the Contract.
2. Failure to pay even one instalment due on time will result in a penalty of € 50 for each week of delay.

ART. 6 (METHODS OF PAYMENT FOR RESIDENTIAL SERVICES AT THE EXPENSE OF THE ASSIGNEES)

1. The amount due for the use of services not included in the fee (e.g. laundry, photocopying service, use of the padel court, etc.) must be paid within the times and in the manner indicated by the Camplus Management for each individual service used.
2. In the event of non-payment, the provision referred to in Article 14 (revocation) of this document will be applied to the assigned Guest Regulation.
3. At the end of the assignment, the amounts that are unpaid for the extra services used will be withheld from the security deposit.

ART. 7 (DAMAGE AND SHORTAGES)

1. Each Guest is responsible for damage and shortages caused personally in their room and/or accommodation and in the common areas of Camplus.
2. In the event that it is not possible to identify individual responsibilities, each Guest will be responsible, jointly with all assignees, for damages and shortages detected within the room and/or accommodation assigned; likewise, each Guest will be jointly and severally liable with all other Camplus guests for damages and shortages that may have occurred in the common areas of Camplus.
3. Camplus declines all responsibility in the event of theft, shortages or damage to personal belongings left, even temporarily, unattended.
4. The Guest, jointly and severally with the guarantor, undertakes to pay punctually all amounts provided for under the contract in accordance with the foregoing provisions. In the event of late payment, a penalty of €5 (five euros) shall accrue for each week of delay.

ART. 8 (VISITS)

1. Camplus guests may receive visits from external persons (relatives, friends, etc.) as visitors, as long as this does not disturb other Camplus guests.
2. The visitor is required to give the reception staff an identification document that will be kept until the end of the visit.
3. At night, external people are not allowed to access or stay in Camplus.

4. Violation of the provision of this article shall result in the immediate removal and the temporary prohibition of access to Camplus, as well as the application of the daily residential rate in force at the time of the violation. In the event that the visitor refuses to pay the residential rate in force, this will be charged to the assigned Guest also by debiting the security deposit paid. Violation of this provision involves, in any case, the penalty provided for by art. 10.

ART. 9 (ACCESS TO THE ROOMS BY THE MANAGEMENT)

1. The Management is in possession of a copy of the keys for access to the rooms and/or apartments.
2. The Management, also through its representatives, has the right to access any environment, as well as to guarantee the services indicated in the contract, to verify the state of cleanliness, the occurrence of violations of these Regulations, and to carry out technical inspections. In such cases, the Guest will be notified and will be able to attend the inspection.
3. In all cases in which the Management has reasonable grounds to believe that Camplus violates these Regulations, or in an emergency and/or dangerous situation, Camplus may access, even without prior notice, using the police if necessary.

ARTICLE 10 (DISCIPLINARY MEASURES)

1. The implementation of conduct in violation of these Regulations or any other provisions previously made known and aimed at ensuring the civil coexistence between guests, the rational and convenient use and control of Camplus and its facilities, will result in the application of the following disciplinary sanctions against violators:
 - a) Warning
 - b) Fine
 - c) Temporary removal
 - d) Revocation of assignment

ARTICLE 11 (WARNING)

1. "The "warning" consists of a written and motivated warning to the assigned Guest.
2. The Management, after ascertaining the facts and responsibilities, will communicate a written warning to the Guest via email, assigning a deadline for counterarguments as provided for in point 3 of this article.
3. Within 3 days of receipt of the warning, the Guest may submit in writing to the Management his/her counterarguments regarding the disputed facts, attaching documentable acts or facts.
4. After the deadline for counter-deductions has expired or in the absence of them, the Management may:
 - a) Accept them, thus determining the dismissal of the disciplinary proceedings.
 - b) Reject them with reasons and confirm the warning.
5. Receipt of the third warning automatically results in the revocation of the bed.

ARTICLE 12 (FINE)

1. The Management may accompany a warning with a fine consisting of a financial penalty, from € 25.00 to € 200.00 to be paid within 4 days of receipt of the warning.
2. The amount of the fine is established by the Camplus Management and is set according to the seriousness of the act.
3. Failure to pay the aforementioned fine within the established time frame will be configured as a second warning and will allow Management, in its sole discretion, to proceed pursuant to the following articles.

ARTICLE 13 (TEMPORARY REMOVAL)

The Management may, at its sole discretion, order the temporary prohibition of access to Camplus to the assigned Guest against internal and external guests who engage in conduct in violation of these Regulations.

Temporary removal from Camplus (from 1 to 10 days) is ordered in the event of receipt of the second reminder referred to in Article 11 above during the academic year in which the Guest stays at Camplus.

ARTICLE 14 (REVOCATION OF THE ASSIGNMENT)

The benefits (bed placement, fee reduction and residential services) are immediately revoked from the assigned Guest in the following cases:

- a) if the Guest appears to have obtained the benefit on the basis of declarations that do not correspond to the truth.
- b) for the transfer, even if only temporary and free of charge, of one's bed or another temporarily free bed.
- c) for non-payment of the amounts due for the tuition fee more than 15 days before the deadlines set out in the Contract.
- d) upon receipt of the third reminder referred to in Article 11 above during the academic year of the Guest's stay at Camplus.

ART. 15 (DURATION OF THE ASSIGNMENT)

The maximum duration of assignment of the accommodation place cannot exceed 12 months.

In the event of the application of one or more disciplinary sanctions provided for by art. 11, 12, 13, 14, 15, the Management may decide not to accept the signing of a new contract.

ART. 16 (RULES ON CHECK-OUT)

1. Check-out condition

The room and apartment at the time of release must be:

- free from any personal belongings;
- all furnishings must be vacated and cleaned and in a good state of maintenance;
- free from photos, posters, posters, in the event that alterations to the original conditions of walls, doors, appliances or other have been caused, the guest must restore or pay the costs incurred by Camplus for the consequent interventions.
- the refrigerator must be ice-free and clean;
- all food must be removed and pantries must be cleaned;

- personal and common closets and closets must be vacated and cleaned;
- personal bicycles must be removed before the date of issue;
- Any furnishings owned by the tenant must be removed before the date of issue.

2. Check-Out Procedure

- a) The Guest must agree with the Camplus staff, at least 7 days before the release, the day and time of check-out.
- b) At the same time as the cross-examination to verify the conditions of the accommodation, the guest must return the keys/badges of the room/apartment.

3. Request for Late Check-Out

By prior agreement with the Camplus staff, the guest can check-out, for a fee, outside office hours or on days when the Camplus offices are closed. This request must be communicated by the Guest with at least 10 days' notice.

4. Charges for Property Left Behind

The guest who does not deliver the room free of people and things will be charged the following costs (except for greater damage) to be paid at the reception:

a) For the Presence of Personal Items

- Clothing, accessories and personal effects: starting from € 30.00.
- Food (from the fridge and not): starting from € 50.00.

b) For the Presence of Large Volume Objects

- Extra luggage or bulky items: from €30.00.
- The Guest will be informed by email or telephone about the objects found.
- Should the Guest leave the accommodation without completing the joint check-out procedure, the Management will inspect the condition of the accommodation and draw up a check-out report, which shall be deemed final and non-negotiable.