

COLIVINGLIGURIA

Residential Tenancy Pre-Agreement

The Owner

ColivingLiguria S.r.l. — Startup Innovativa
(Represented by Simone Testino)

Fiscal Data:

P.IVA: 01939660096

C.F.: 01939660096

Contact:

Email: colivingliguria@gmail.com

PEC: colivingliguria@pec.it

Tel: +39 339 637 9372

The Signatory

(Born:)

Fiscal Data:

P.IVA:

C.F.: _____

Contact:

Email: _____

Tel: _____

ID Document:

_____ n.
_____ (issued by , expiry
_____)

Place: Cairo Montenotte · **Date:** 23 marzo 2026

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The Parties

The Company

Name: **ColivingLiguria S.r.l. — Startup Innovativa**
Registered Office: Via Chiappella, 21, 17014 Cairo Montenotte (SV), Italy
Representative: Simone Testino
Repr. Nationality: Italia
Repr. Tax Code: TSTSMN03L01D969Y
Tax Code / VAT: 01939660096
PEC: colivingliguria@pec.it

The Signatory

The Signatory:

Full Name: _____
Birth (Place and Date): _____
Residency Address: _____
Email: _____
Phone: _____

Identification Document

Passport

- Identity Card
 Driving License

No.: _____ | Issued by: _____ | Expiry: _____

Italian Tax Code

In possession: _____

Not in possession

Citizenship and Residency

Italian Citizen

EU Citizen: _____

Non-EU Citizen: _____

Valid Health Insurance in Italy

In possession (EHIC or private)

Not in possession

Territorial Presence and Permits (Non-EU Only)

Exclusively remote (no entry)

Physical presence in Italy planned/ongoing

Immigration Status / Visa (Non-EU Only)

Permit: _____ | _____ | _____

 Visa: _____ | _____ | _____ Visa Exemption (Tourism)**Hospitality Declaration (Non-EU Only)** Mandatory Not required / Not applicable

Art. 0 - Nature of the Contract and Essential Conditions

Fundamental Preamble (Prevalence of Article 0): This "Article 0" constitutes a special and introductory section, specific to the transitional nature of this Protocontract. **In case of contrast or discrepancy** between the provisions contained in this Article 0 and those reported in the subsequent standard articles (inherited from the ordinary contract model), **the covenants reported here strictly prevail**, as expression of the specific current will of the Parties.

0.1. Legal Nature: Gratuitous Loan for Use

- **Gratuitous Loan for Use:** This agreement is configured exclusively as a **Gratuitous Loan for Use (Comodato d'Uso Gratuito)** between private individuals (arts. 1803 et seq. Civil Code).
- **Absence of Services:** No personal service (cleaning, meals, etc.) is provided, as regulated by **Attachment M**.
- **Written Form:** The Parties agree to stipulate the contract in writing for mutual guarantee.

0.2. Safety, Risks and Works (Specific Indemnity)

The Borrower accepts the property in the state of fact in which it is found ("seen and liked"), aware of the "transitional" nature and of the "*Edilizia Libera*" (Permit-Free Works) in progress.

1. **Patrimonial Indemnity:** Given the gratuitous nature, the Lender is exempt from liability for damage to **things**. The Signatory assumes the risks deriving from the use of the property and equipment.
2. **Electrical System:** The Signatory declares to be aware that the electrical system is equipped with a residual-current device ("Salva-Vita") and accepts it in its current state.
3. **Absolute Prohibition of Dangerous Activities:** It is **absolutely and strictly forbidden** to carry out any activity that may constitute danger. Specifically prohibited are: tampering with the electrical system and interventions on structural elements. Violation constitutes **abnormal behavior**, entailing Immediate Termination and total retention of the Deposit.

0.3. Withdrawal (Ad Nutum)

- **Immediate Unilateral Modification:** As this is a gratuitous contract, the Owner has the right to unilaterally modify **any aspect** of the contract at any time and with immediate effect, by sending a signed copy via email/PEC.
- **Hierarchy of Sources:** In case of contrast: 1. Article 0 (Prevails); 2. Rest of the Contract; 3. Attachments.

Specific Acceptance of Article 0

The Borrower accepts Article 0 in its entirety, confirming to have understood the absolute prohibitions placed to protect their own safety.

The Signatory

(for specific approval of the clauses listed above)

Signature of:

Place and Date: _____

(Legible signature)

It is agreed and stipulated as follows:

Art. 1 - Object of the Lease and Authorized Equipment

Fundamental Preamble: This Article 0.3 defines the object of the lease making exclusive reference to the identification codes contained in the document "**Att. R - Internal Registry**", attached or otherwise made available to the Tenant. The parties acknowledge that this article is not intelligible separately from said Registry, which acts as an indispensable legend to decode the spaces, equipment, and systems granted.

1.1. Exclusive Real Estate Unit

The Landlord grants to the Tenant the exclusive enjoyment of the following real estate unit (Room/Apartment):

- **Identification Code:** R1._____
- **Assignment Type:** Exclusive Use (Private) Shared Use (Bed Place)
- **Access Regime (Att. C):**
 - Subject to Right of Inspection (see Att. C).
 - Subject to Eviction for Works (see Att. C).

1.2. Internal Common Spaces

The Tenant has the right of access and use of spaces classified as "Common" in the Internal Registry, according to the following methods:

- All:** Access to all common spaces of the entire real estate compendium registered.
- Limited to the Complex:** Access only to common spaces located in the Building/Complex: _____.
- Specific Selection (Inclusions/Exclusions):**
 - **Specifically including (Codes):** _____
 - **Excluding however (Codes):** _____

1.3. Sanitary Facilities

The availability of sanitary facilities is regulated as follows:

- Private Bathroom (Exclusive Use):** Bathroom code assigned exclusively: _____.
- Common Bathrooms (Shared Use):** The Tenant has the right to use common bathrooms, according to the following specification:
 - All** bathrooms classified as "Common" (not assigned exclusively to others).
 - Only the following codes:** _____.

Minimum Guarantee: In any case, access to at least one shared sanitary facility located within the same real estate complex as the residential unit is guaranteed, as defined by **Att. R.**

- Mixed Regime:** _____.

1.4. External Spaces and Appurtenances

The Tenant has the right of access and use of the following external spaces (e.g., Courtyards, Vegetable Gardens, Gardens):

- All spaces classified as "External/Appurtenances" in the Internal Registry.**
- Only the following specific codes:**

1.5. Authorization for Stoves and Heat Sources

The use of open flame heat sources (stoves, fireplaces) is strictly regulated. The Tenant is authorized to use **exclusively** the devices indicated:

- No** heat source authorized.
 - All stoves/fireplaces** present in the assigned spaces (Exclusive and Authorized Common).
 - Only the following specific codes:**
-

1.6. Authorization for Instruments and Tools

The Tenant is authorized to use the following tools and equipment owned by the Company, within the limits and conditions set out in Attachment M: Such instruments are located in restricted areas and their unauthorized use will constitute **abnormal behavior** of the Signatory, releasing the Owner from any liability for injuries or damages.

Art. 2 - Economic Aspects and Nature of the Contract

Important: The completion and correct interpretation of the economic data reported in this article presuppose the integral viewing and acceptance of **Att. F - Financial Management**. This attachment constitutes an inseparable and substantial part of the economic regulation of this agreement.

This article regulates all financial aspects of the relationship. The legal nature of the contract is determined by the following selection, which prevails over the document title.

2.1. Contractual Typology

- Lease Contract (Tourist/Transitional Residential):** This contract is configured as a lease. A monetary consideration is foreseen as specified below.
- Gratuitous Loan for Use (Comodato d'Uso Gratuito):** This contract is configured as a gratuitous loan for use pursuant to arts. 1803 et seq. of the Civil Code. The consideration is equal to zero (€ 0.00), without prejudice to the reimbursement of out-of-pocket expenses (utilities and registration).

2.2. Duration and Consideration

This lease/loan is stipulated for a duration of _____ (_____) nights, starting on _____ and ending on _____.

Rent/Consideration Amount:

- Lease:** The total consideration is agreed at € _____ (_____), calculated on a basis of € _____ per night.
- Loan:** The consideration is **Gratuitous (€ 0.00)**.

2.3. Payment Terms

The Tenant chooses the following method for the payment of the consideration (if due):

- Weekly Frequency**
- Monthly Frequency**
- One-Off Payment**

<p>First Payment: Residual nights 1st week + full 2nd week.</p> <p>Steady State: Every 7 nights, 3 days in advance.</p>	<p>First Payment: Residual nights 1st month + full 2nd month.</p> <p>Steady State: Every 30 nights, 1 week in advance.</p>	<p>Single Solution: The en- tire contract amount (€ _____) must be paid in full before arrival/access to the facility.</p>
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2.4. Security Deposit

As a guarantee for the obligations assumed, the Tenant pays a non-interest-bearing security deposit.

Every detail on the **payment timing** is defined in Article 4 (General Rules). The methods and times of **return** of the deposit are regulated exclusively by **Att. F**.

2.5. Contract Registration and Expense Allocation

Registration taxes are determined based on the chosen contract type:

- **If Lease < 30 days:** Not subject to mandatory registration. Cost: € 0.00.
- **If Lease > 30 days:** Subject to registration (2% of rent, min. € 67.00) plus stamp duty.
- **If Loan for Use:** Subject to fixed-term registration. Fixed tax: **€ 200.00** plus stamp duty.

This amount will be borne by:

- Entirely by the Tenant

- Entirely by the Landlord
- Shared 50% between parties

2.6. Utilities and Ancillary Expenses

For utilities (water, electricity, gas, internet, waste), the parties agree as follows:

- Included:** All expenses are already entirely included in the agreed rent/consideration.
- Excluded:** Utilities are borne by the Tenant. The calculation of the sum due will occur according to one of the following methods:
 - Flat Rate:** The Tenant will pay a fixed amount of € _____ per period (weekly or monthly, as specified in Payment Terms)¹, regardless of consumption.
 - Fixed Percentage:** The Tenant will pay _____% of the total amount of bills for the relevant period.
 - Per Capita Allocation:** The share will be calculated based on the overall consumption of the entire building complex. This total cost will be divided equally by the number of residents present in the period, as censused in **Att. R.**

¹The flat rate is demonstrably equal to or lower than the actual estimated costs incurred by the landlord related to the utilities in question.

Art. 3 - Personal, Medical, and Legal Declarations

To ensure safety, public health, and peaceful coexistence within the facility, the Tenant makes the following declarations, aware of the civil and criminal consequences in case of false statements.

Warning on the Truthfulness of Declarations: The Tenant is aware that the truthfulness of the declarations made in the mandatory sections (e.g., Legality of Residence, Documents) is an essential condition of this contract. Any false or reticent statement in these sections shall constitute cause for **Immediate Termination of the Contract for "Contractual Fraud"**, as specifically governed by **Att. T**. In such event, the **Security Deposit will be entirely withheld as a penalty**, without prejudice to further damages.

Declarations regarding health status (except for self-sufficiency requirements) are to be understood as **voluntary reports** for safety purposes and do not lead to contract termination if omitted, unless such omission constitutes a serious danger to the community.

3.1. Legality of Residence and Documentation

The Tenant declares and guarantees to be able to legally reside in the Italian territory for the entire agreed period and to be in possession of all the necessary documentation (Visa, Residence Permit, etc.), a copy of which has been transmitted to the Landlord as indicated in the preamble.

3.2. Health Status and Medical Coverage

- **Medical Coverage:** The Tenant declares to be covered by the National Health Service (SSN) or by a valid private health insurance.
- **Self-sufficiency:** The Tenant declares to be fully self-sufficient in the daily life activities.
- **Smoker:** Yes No

Private Insurance Details (if applicable):

Company/Ref.: _____

3.3. Allergies and Intolerances

The Tenant is required to report allergies or intolerances (e.g., food, animals, materials) that could lead to health risks for themselves or others in common spaces.

- No relevant allergies/intolerances.**
- Specify:** _____

3.4. Medical Information for Emergencies

For the sole purpose of facilitating the possible intervention of emergency medical services, the Tenant has full freedom to indicate here any medical conditions or life-saving drugs they deem appropriate. Filling out this section is entirely at the Tenant's discretion.

- No reports.**
- Notes for emergency services:**

3.5. Significant Assets with the Tenant

For reasons of safety, insurance protection, and to facilitate any reports in case of theft, the Tenant is required to register all personal assets of significant value (> € 500.00) introduced into the property.

Item Description	Serial/ID	Value €
_____	_____	_____
_____	_____	_____
_____	_____	_____

3.6. Judicial Declarations (Criminal Record)

Transparency and Safety Note: Sharing living spaces in a community requires a high standard of trust and mutual safety. The possible presence of criminal records **does not lead to automatic exclusion**, but will necessitate an in-depth interview.

Warning: The truthfulness of this declaration is essential. Declaring false information in this section constitutes **Contractual Fraud** and will lead to the **Immediate Termination of the Contract**.

The Tenant, under their own responsibility, declares the following regarding their judicial position:

- Clear Record:** The Tenant declares to have a clear criminal record, to have no criminal convictions, and to have no criminal proceedings in progress.
- Past Convictions or Pending Proceedings:** The Tenant declares to have criminal convictions that have become final or pending criminal proceedings.

If the second option is selected, provide summary details:

Art. 4 - General Rules, Signing Methods, and Digital Registry

4.1. Signing Methods and Access Terms

This article governs the operational procedures for the finalization of the contract. The parties agree to adopt one of the following options.

Countersignature Terms: The Landlord undertakes to send a countersigned copy of the contract via PEC within **24 hours** (Paper Option) or **5 working days** (Digital Option) from receipt/signing.

Remote Signing (Early Digital)

Procedure: The Landlord sends the proposal and Attachments via PEC. The Tenant prints, fills in, signs, and sends back the complete scan to the PEC colivingliguria@pec.it.

Payment and Access Rule: Payment (Bank Transfer) must be **credited** to the Landlord's account **before** access to the properties.

- If payment has not arrived, access will be denied.
- At the Landlord's discretion, access may be granted as a waiver, but the event will be recorded as **Late Payment** and subject to the penalties provided for in **Attachment F**.

Signing in Person (Contextual Paper)

Procedure: The parties fill in and sign the paper copy on-site. The Landlord retains the original, digitizes it, and sends a digitally signed copy via PEC to the Tenant.

Payment and Access Rule: Payment must be made **contextually** with the signing.

- **Instant Bank Transfer:** Mandatory for amounts exceeding € 200.00.
- **Cash:** Accepted only for amounts \leq € 200.00.

Access: Strictly denied until the payment is successful.

4.2. Transmission of Identification Documents

The Tenant undertakes to transmit a digital copy of all the identification documents mentioned in the "Signatory Data" section to the PEC address colivingliguria@pec.it.

4.3. Language, Interpretation, and Prevalence

This contract is drafted in a bilingual format (Italian and English). The parties acknowledge that the Italian text constitutes the only official and legally binding version.

4.4. Integral Agreement

This Contract, together with its Attachments, constitutes the full and exclusive agreement between the Parties and replaces any previous understanding, communication, oral or written agreement.

4.5. Exclusion of Volunteer Nature

The Tenant acknowledges that the Landlord is **not a Third Sector Entity** and this relationship is **not in any way configured as a volunteer activity**.

4.6. Attachments and PEC Transmission

This Contract is to be considered complete and binding in all its parts only if integrated and read jointly with the following Attachments, which constitute an **inseparable, substantial, and essential** part of it.

By signing this deed, the Tenant confirms having received, viewed, and accepted all the Attachments transmitted via PEC.

Contract Attachments

- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :

The following attachments constitute an integral and substantial part of this contract:

- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :
- Attachment :

(Digitally signed document)

Digitally signed according to law

(Digitally signed document)

**ColivingLiguria S.r.l. — Startup
Innovativa**

VAT: 01939660096
Admin: Simone Testino

*Ref. Art. 24 D.Lgs 82/2005 (CAD)
Signature valid with time stamping.*

Specific Approval pursuant to Articles 1341 and 1342 of the Italian Civil Code

The Signatory declares to have carefully read and to specifically approve the following clauses of the main contract and its binding

- Art. 1 (Liability waiver for tool use);
- Art. 2 (Penalties and Termination Clause);
- Art. 3 (Declarations and Contractual Fraud);
- Art. 4 (General Rules and Competent Court);
- **Attachment F**: Debt Line management, late payment penalties and automatic termination;
- **Attachment M**: Responsibility for damages and corrective maintenance procedures;
- **Attachment T**: Express termination clauses and early withdrawal penalties;

The Signatory

(for specific approval of the clauses listed above)

Signature of:

Place and Date: _____

(Legible signature)

Art. 5 - Attachments Configuration

This article contains the formal configurations, numerical details, and specific options relating to the contract Attachments. What is compiled here constitutes an express and binding covenant, prevailing over any generic indications contained in the text of the attachments themselves.

Att. A Configuration

Pets with the Tenant

The Tenant has declared the presence of the following pets. All identification data, health compliance, and related responsibilities are regulated by **Att. A**.

Species	Breed	Name	Sex	Code (ISO)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Compliance and Responsibility: The Tenant declares that the listed animals (up to a maximum of 5 per contract) comply with all current health regulations. All responsibility for damage caused by the animals falls **exclusively on the Tenant**, as detailed in Att. A.

Action Required: The Tenant is obliged to send a digital copy of the identification documents (EU Passport, microchip certificate, booklet) via email to the official contacts.

Att. B Configuration

Declaration on Specific Needs and Accompanying Minors

The Tenant has declared the presence of specific needs or accompanying minors, the summary information of which is reported below to determine the safety standards and responsibilities fully described in **Att. B**.

1. Declared Disabilities or Handicaps:

No relevant physical or cognitive disability declared.

2. Minors or Dependents:

No dependent minor or non-self-sufficient person declared to be accompanying.

Fundamental Warning (Requirements for Minors): If there are accompanying minors, this contract is **not sufficient** to regularize the accommodation. It is **strictly and mandatorily obligatory** to promptly activate and sign a **Separate Specific Contract** dedicated exclusively to the protection, additional safety procedures, and responsibilities associated with the presence of minors. Failure to finalize such a separate contract constitutes unsuitability for the household's access to the spaces.

Att. C Configuration

Tenant's Declarations and Special Rules (Att. C)

- Right of Inspection:** The unit is subject to the inspection rules described in Att. C.
- Eviction for Works:** The unit is subject to temporary eviction for works.
- Smoking Condition:** The Tenant declares to smoke and commits to strictly respect the exceptionally stringent rules on smoking, windows, and butts designated in Att. C.
- Non-smoking condition:** The Tenant declares not to smoke.

Heat Sources Authorization

- No heat source authorized.
- All stoves/fireplaces present in the assigned spaces.
- Only the following specific codes: _____

Att. D Configuration

Data Processing Consents (GDPR)

In accordance with EU Regulation 2016/679 (GDPR), the Signatory expresses their consents regarding the processing of personal data as detailed in **Att. D**.

- Contractual Purposes (Execution):** Mandatory consent for the establishment of the relationship and internal project management.
- Radical Transparency and Data Publication:** Consent to the publication of financial data (rent, delays, refunds) and contractual data to the community or the public for transparency purposes.
- Commercial Purposes:** Consent to use data for internal statistical and commercial analysis (**absolute prohibition of sale to third parties**).
- Images and Social Media:** Consent to the publication of photos and videos containing one's image for promotional or documentation purposes.

Att. F Configuration

Security Deposit and Credit Line

NB: The Security Deposit paid under this contract constitutes, in addition to the damage guarantee, a credit line covering agreed services or purchases. The contract is **effective solely** from the moment the entire agreed amount is credited to the Company bank account:

Bank	Intesa Sanpaolo S.p.A.
IBAN	[IBAN SOCIETÀ]
BIC/SWIFT	[BIC/SWIFT]
Beneficiary	ColivingLiguria S.r.l. — Startup Innovativa

Before such credit, no service is guaranteed. Such payment is made to a verified corporate account (**ColivingLiguria S.r.l. — Startup Innovativa**), ensuring maximum financial traceability.

Termination Guarantee on Gratuitous Loan: Exclusively for *Gratuitous Loan*, where the Company retains the right of *ad nutum* termination, the residual deposit will be guaranteed for full return.

For standard *Lease/Rent* contracts, since the Company does not have arbitrary termination rights, the ordinary termination rules and penalties of Att. F fully apply.

- Amount Paid: € _____
- Minimum Security Threshold: € _____

Use of Deposit Funds (Operations)

- Operational Costs and Expense Sharing: The Signatory grants explicit permission to charge the Credit Line.
- Consensus via Informal Channels: Authorization to charge is valid even via WhatsApp, email, or informal non-signed communications.

Timing and Methods of Return

- Disbursement: Within 30 working days from the end of the tenancy, subject to the inspection of the room and common spaces.

Att. L Configuration

Space Identification

- Room / Unit Identifier: _____
- Floor / Level: _____

Chosen Furnishing Level

- Signatory's Personal Furniture
- Agreed New Furniture (50/50)
- Non-Agreed Furniture
- Used Furniture with Assisted Transport

Plant and Systems

- Certified System (Di.Co.): Compliant and active.
- Limited Use System: Only powered terminals (USB/Low voltage).
- No Electrical System: Absolute prohibition of usage.
- Plumbing System: Compliant water/drain point.

Utility and Service Management (Ref. Att. F)

- Utilities Included: Fixed supply included in the fee.
- Debited from Deposit: Consumption charged according to Att. F methods.
- Cleaning: Regular cleaning service included.
- Internet: High-speed connection included.

Authorizations

- Wall Modifications:** Authorization for small holes (pictures/shelves).
- Painting:** Authorization for color change (per Guidelines).

Notes and Personalizations

Att. M Configuration

Authorized Tool Sets

- None** (No tools authorized).
- GEN-001:** General
- WOO-001:** Woodworking
- HYD-001:** Plumbing
- ELE-001:** Electrician
- MET-001:** Steeling
- GAR-001:** Gardening
- KIT-001:** Kitchen
- CLE-001:** Cleaning

Specific Extra Tools / Exclusions

Included: _____ **Excluded:** _____

Declaration of Competence and Handover

The Tenant declares to have the necessary experience for the selected equipment, to accept them in their current condition (as per the findings of the Landlord's SQL/BIM databases poured into Att. R), and confirms having received or having free access to the relevant User Manuals indicated in the official inventory, which they undertake to strictly consult.

Declared Previous Experience: _____

Att. Z Configuration

Food and Catering Regime Services

The meal supply service is regulated as follows:

- No Service:** No food supply.
- Nature-Based Board:** Exclusive access to garden products/foraging (Self-sufficiency).
- Limited Board (Basic Pantry):** Supply of long-life goods only.

- Total Ingredient Supply (Autonomous Kitchen):** Full supply of raw materials, but preparation at the expense of the Tenant/Group.
- Full Board (Meal Service):** The Landlord provides ready-made meals.
 - Exclusive (No Kitchen Access):** Meal service included, without kitchen access.
 - Inclusive (Access Allowed):** Meal service included, with allowed kitchen access.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Pet Maintenance

Att. A

ColivingLiguria S.r.l. — Startup Innovativa
(Represented by Simone Testino)

Fiscal Data:

P.IVA: 01939660096

C.F.: 01939660096

Contact:

Email: colivingliguria@gmail.com

PEC: colivingliguria@pec.it

Tel: +39 339 637 9372

The Signatory

(Already identified in the Reference Contract)

Place: Cairo Montenotte · **Date:** 23 marzo 2026

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Art. 1 - Legal Requirements and Documentation

The introduction of pets within the spaces of ColivingLiguria is subject to strict compliance with current national and European regulations. Access is allowed exclusively upon written approval and verification of the following original documentation:

- **Electronic Identification:** The animal must be equipped with a microchip (transponder) in compliance with ISO 11784/11785 standards.
- **Administrative Registration:** Registration with the Italian Register of Companion Animals must be carried out promptly after the move, in accordance with current regulations. No prior registration action is required upon arrival.
- **Mandatory Vaccinations and Rabies:** Possession of a Health Booklet certifying the regularity of basic vaccinations is mandatory. Furthermore, to protect the community, a valid **rabies vaccination is explicitly required**.
- **European Passport:** For animals coming from EU countries (or equivalent certificate for non-EU).

1.1 Sending Documentation and Responsibility

At the time of entry, the Signatory must already be in possession of all health and identification documentation (Passport, Vaccinations, Microchip).

For organizational convenience, the Signatory is invited to send a digital copy of these documents to the ColivingLiguria email address.

It is understood that administrative regularization (e.g., local registration) and the maintenance of legal requirements are the exclusive responsibility of the Signatory. The Landlord does not perform merit checks and is not liable for any sanctions due to the Signatory's non-compliance.

Art. 2 - Pest Prophylaxis

In order to ensure the hygiene of common spaces (in particular carpets, sofas, and green areas), the Signatory is obliged to equip the animal with a suitable flea/tick collar (or certified equivalent spot-on treatment).

- **Mandatory Period:** This obligation is strictly in effect from **April 1st to October 31st** of each year.

The Landlord reserves the right to request proof of purchase or application of the treatment.

Art. 3 - Permitted Species and Approval

Authorization for ownership is always specific to the individual animal and must be approved in advance.

- **Dogs and Cats:** They are admitted, subject to a summary behavioral assessment by the Landlord.
- **Other Pets:** Small animals (e.g., hamsters, rabbits, guinea pigs) are admitted only if kept in suitable cages or secure cases within the private room.
- **Prohibited Animals:** Poisonous reptiles, exotic animals requiring complex CITES permits, or animals deemed dangerous by Italian law are not admitted.
- **Quantitative Limit:** A **maximum of 5 (five) animals** per individual contract is permitted. Should the number of animals exceed this threshold, it will be necessary to sign a sepa-

rate and independent agreement to regulate their presence, in order to ensure safety and space management.

Art. 4 - Access to Spaces

The areas of the facility are divided according to accessibility for animals.

Access prohibitions, where present, apply to the **species** (e.g., "Dogs Prohibited") and do not allow exceptions based on size, character, or training of the individual animal.

It is the exclusive responsibility of the Signatory to ensure that their animal does not access, even temporarily, the restricted areas.

4.1 Current Status (Total Access)

As of the drafting date of this attachment, **dogs and cats have free access to all interior and exterior spaces** of the properties, in compliance with hygiene standards.

However, the Signatory acknowledges that this concession may be revoked or limited (e.g., prohibition of access in the kitchen or on sofas) by updating this Att., according to the **Att. Variation Procedure** provided in the Lease Contract (e.g., in case of allergies of new tenants or repeated damages).

Art. 5 - Liability and Damage Management

The management of civil and economic liability arising from the custody of the animal varies according to the damaged party:

5.1 A) Damage to ColivingLiguria Property

Should the animal cause damage to the structure, furnishings, systems, or any property owned by the Landlord:

- The cost of restoration or replacement will be taken **directly and as a priority** from the Security Deposit (Att. F);
- Should the security deposit not be sufficient to cover the entire amount of the damage, the Landlord will take legal action to recover the excess amounts.

5.2 B) Damage to Assets or Persons of Third Parties

Should the animal cause damage to things, animals, or persons belonging to other residents or guests:

- Such an event constitutes a private dispute between the Signatory (custodian of the animal) and the injured party;
- The Signatory acknowledges that **ColivingLiguria is totally exonerated from any liability** (civil, criminal, or administrative) regarding such events;
- ColivingLiguria will not act as an intermediary nor use the Signatory's security deposit as a guarantee for damages to third parties.

End of Att. A - Pet Maintenance

COLIVINGLIGURIA

Supplementary Contractual Documentation

Suitability and Accessibility Specifications

Att. B

ColivingLiguria S.r.l. — Startup Innovativa
(Represented by Simone Testino)

Fiscal Data:

P.IVA: 01939660096

C.F.: 01939660096

Contact:

Email: colivingliguria@gmail.com

PEC: colivingliguria@pec.it

Tel: +39 339 637 9372

The Signatory

(Already identified in the Reference Contract)

Place: Cairo Montenotte · **Date:** 23 marzo 2026

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Art. 1 - Objective of the Document

This attachment defines the user classes and the specific suitability requirements of the property, ensuring transparency on the structural and safety characteristics offered by the Landlord to accommodate individuals with specific needs.

Art. 2 - User Classification: Minors

The suitability for accommodating minors is divided into the following age groups, each with specific safety requirements (e.g., socket protectors, stairs, absence of sharp edges, etc.):

Age 0-2 (Infants): Newborns and very young children. Requires maximum passive safety standards, cribs, changing tables, and total absence of small swallowable objects.

Age 3-5 (Preschool): Preschool children. Requires protections on stairs and windows, safe play areas.

Age 6-11 (School Age): School-age children. Requires appropriate spaces for activities and supervision.

Age 12-17 (Adolescents): Minors. Requires spaces that guarantee adequate privacy while respecting supervision.

Art. 3 - User Classification: Disabilities and Special Needs

The suitability for people with disabilities or special needs is classified as follows:

3.1 Motor Disability

Reduced Mobility): People with mild motor difficulties but able to walk (e.g., use of a cane). Requires absence of high steps, handrails.

(Wheelchair): Non-walking people. Requires standard ramps, widened doors, dedicated sanitary facilities, and support handles.

3.2 Sensory Disability

Visually Impaired: Requires tactile paths, braille or relief signs, absence of suspended obstacles.

Hearing Impaired: Requires visual indicators for alarms (e.g., fire) and doorbells.

3.3 Elderly and Frailty

- Specifications for accommodating elderly people with reduced reactivity or autonomy, requiring a protected environment, enhanced heating, and easy access to essential services.

Landlord's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

Ref. Art. 24 D.Lgs 82/2005 (CAD)

Signature valid with time stamping.

COLIVINGLIGURIA

Supplementary Contractual Documentation

Regolamento della Casa

Att. C

ColivingLiguria S.r.l. — Startup Innovativa
(Represented by Simone Testino)

Fiscal Data:

P.IVA: 01939660096

C.F.: 01939660096

Contact:

Email: colivingliguria@gmail.com

PEC: colivingliguria@pec.it

Tel: +39 339 637 9372

The Signatory

(Already identified in the Reference Contract)

Place: Cairo Montenotte · **Date:** 23 marzo 2026

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Art. 1 - Stato Attuale del Regolamento

It is acknowledged that, on the date of stipulation of this contract, the "House Rules" are to be considered primarily aimed at regulating some specific aspects of safety, eviction, and inspection.

The rest of the document will be drafted in the future to define further rules of coexistence, the use of common spaces, and good practices for community life.

Art. 2 - Procedura di Definizione e Aggiornamento

The Landlord reserves the right to define or update this attachment for justified reasons (e.g., peaceful coexistence, safety, use of common spaces).

All procedures for communication, acceptance, and possible withdrawal of the Tenant in the event of modification are exclusively regulated by what is agreed upon in **Att. R**.

Art. 3 - Valore del Regolamento e Sanzioni

Once introduced and accepted according to the procedure referred to in **Att. R**, the House Rules will become binding.

The substantial violation of these rules constitutes a serious breach of contract, as referred to in the main contract, and can lead to its termination.

In addition, specific violations (which will be defined in the Rules themselves) may result in the application of financial penalties. Such penalties will be managed as per **Att. F** ("Financial Management"), registering the amount of the fine in the Tenant's "Debt Line".

Art. 4 - Fumo e Mozziconi

4.1 Divieto di Fumo negli Spazi Interni.

It is strictly forbidden to smoke inside any room, bedroom, or common space of the ColivingLiguria buildings. The facility is equipped with smoke detectors. The violation of this prohibition, ascertained visually or through the activation of the sensors, entails the immediate application of a penalty of € 50,00.

4.2 Aree Esterne e Rispetto.

It is strongly discouraged to smoke in the immediate vicinity of the building. Please move far enough away to prevent smoke from re-entering through windows, doors, or vents, causing nuisance to other residents and permeating the spaces of ColivingLiguria.

4.3 Gestione dei Mozziconi.

It is strictly forbidden to throw cigarette butts on the ground, both in the internal and external spaces of ColivingLiguria, as well as in the neighboring public or private areas. Butts must be strictly extinguished and thrown into the appropriate bins, respecting the waste disposal rules.

4.4 Sanzioni per Abbandono Mozziconi.

Leaving butts outside the appropriate containers entails the application of a penalty of € 50,00 for each recorded infraction. This amount will be entered in the Tenant's "Debt Line", as regulated by **Att. F**.

Art. 5 - Spazzatura e Raccolta Differenziata

The Tenant undertakes to strictly respect the separate waste collection rules in force within ColivingLiguria and in the Municipality of Cairo Montenotte.

5.1 Gestione Specifica dei Materiali.

- **Paper, Cardboard and Wood (Non-polluting combustibles):** They can be placed in the appropriate spaces dedicated to the storage of wood and combustible materials, to be valorized internally.
- **Plastic:** Must be disposed of scrupulously following the municipal directives and calendars.
- **Glass:** Managed internally. Since many jars and containers are reused, glass must be separated and given to the staff or placed in the indicated areas for reuse, not thrown away.
- **Wet waste (Organic):** Disposal occurs through an internal composting system. It is forbidden to throw wet waste into unsorted trash.
- **Metals and Other Materials:** Must be disposed of according to current municipal regulations.

5.2 Informazioni e Responsabilità.

More operational details are available on **Att. R**. By signing this contract, the Tenant:

- Confirms having understood the applicable waste separation rules;
- Assumes full responsibility for any administrative penalties resulting from their own incorrect waste management, indemnifying the Landlord from any burden.

Art. 6 - Stufe e Caminetti

6.1 Premessa e Responsabilità.

Wood stoves and fireplaces are present in both the common areas and private rooms of ColivingLiguria. These devices are **extremely dangerous** for two main reasons:

1. **Fire Risk:** Combustible materials in the vicinity of the stove can catch fire.
2. **Food Poisoning Risk:** Ashes produced by the stoves are used for cultivation. Burning unsuitable materials (plastic, colored paper, etc.) contaminates the ashes and can cause food poisoning.

By signing this contract, the Tenant **assumes full and total responsibility** for any consequences arising from their actions regarding the use of stoves and fireplaces. This responsibility includes:

- **Legal consequences:** Including the possibility of criminal proceedings and imprisonment in the event of arson or negligent fire.
- **Financial consequences:** Including the compensation for the full value of the property and damages to third parties.

ColivingLiguria and the Landlord are in no way responsible for improper conduct regarding the use of stoves, both in common and private areas.

6.2 Stufe Assegnate.

The contract or its configs specify exactly which stoves and fireplaces the Tenant is authorized to use (identifiable by the codes of **Att. R**). **It is absolutely forbidden** to use unlisted stoves or fireplaces.

Every stove and fireplace in the building is numbered and equipped with its own fire extinguisher. The deliberate or accidental use of unassigned stoves constitutes a violation of these rules.

Modification requests: Should the Tenant desire authorization to use other stoves, they must send a written request to the official email address. This request may be accepted or rejected at the Landlord's discretion.

6.3 Materiali Combustibili - Distanza di Sicurezza.

It is **strictly forbidden** to leave any combustible material within **1 (one) meter** of any stove or fireplace, at any time and for any reason, even accidentally.

Combustible materials include, but are not limited to: plastic, wood, paper, cardboard, fabrics, curtains, wooden furniture, clothing, and any other flammable material.

This prohibition applies **always** during the **winter period** (as established by **Att. R**), even when the stove is off. During the summer months, the prohibition applies only when the stove is lit or hot.

Penalty: The violation of this prohibition entails the immediate application of a penalty of **€ 50,00** for each recorded infraction.

6.4 Materiali Bruciabili.

In the stove, it is allowed to burn **exclusively** combustible materials provided by the Landlord and taken from the respective designated storage areas.

Storage areas and containers (wood storage, ash bin) are defined in **Att. R**. It is **mandatory** to take wood exclusively from the designated storage and deposit ashes exclusively in the designated bin.

It is **strictly forbidden** to burn:

- Plastic of any kind;
- Paper of any kind (including white paper);
- Cardboard;
- Artificially colored materials;
- Wood or materials not from the designated storage;
- Any other material not expressly provided by the Landlord.

Sole exception: Any kindling materials (firelighters, twigs, etc.) expressly provided by the Landlord and present in the wood storage.

This prohibition is **extremely important** as the ashes are used for growing food. Contamination of the ashes can cause food poisoning.

Penalty: Violation of this prohibition entails the immediate application of a **€ 50,00** penalty for each recorded infraction, as well as full responsibility for any health consequences resulting from the contamination.

6.5 Uso Consentito della Stufa.

The **only allowed actions** regarding the stove are the following:

- Taking wood and kindling materials from the designated wood storage (as per **Att. R**);
- Storing the wood in a container at least 1 meter away from the stove;
- Inserting wood into the stove for ignition;
- Using the lighter or matches provided for this purpose;
- Removing ashes and depositing them in the designated ash bin (as per **Att. R**);
- Performing ordinary cleaning using exclusively the tools provided with the stove (if present).

6.6 Divieto Stagionale (Riscaldamento Spento).

During the period when the central heating system is off (so-called "Non-Thermal Season"), any lighting of fires in wood stoves or fireplaces is **strictly forbidden**, regardless of weather conditions or perceived temperature. **Exception:** The only waiver granted is in the presence of specific written authorization from the Landlord for exceptional events. **Penalty:** Violation of this seasonal prohibition entails the automatic application of the established penalty (see below).

It is **strictly forbidden**:

- Moving the stove to other positions in the room or building;
- Making any modifications to the stove;
- Performing special cleaning or extraordinary maintenance;
- Any other action not expressly listed above.

6.7 Fuochi all'Aperto.

No fire is permitted outdoors, neither inside nor outside the buildings, except in fireplaces or BBQ areas **expressly indicated in the individual contract**.

Normal use of outdoor fireplaces **is not permitted** unless specifically mentioned in the contract. Violation of this prohibition entails the immediate application of a penalty of **€ 50,00** for each recorded infraction.

6.8 Eccezioni.

No exception to the above rules is allowed, except with written authorization sent via the official email (PEC: ligurialiving@pec.it).

Verbal, oral authorizations, via WhatsApp or any other unofficial means are not valid. Only a signed document sent via the official email constitutes a valid exception.

Note: The definitions of the seasonal periods (winter, summer) are reported in **Att. R**.

6.9 Sanzioni e Conseguenze.

Any violation, even the smallest, of what is established in this section involves as a primary and inevitable consequence the deduction of **€ 50,00** from the Tenant's Credit Line, as regulated by **Att. F**. This penalty is **immediate, indisputable, and non-negotiable**.

The consequences of violations can **vastly exceed** the amount of the security deposit paid.

Repeated or serious conduct: Repeated or serious violations regarding the use of stoves and fireplaces may lead to the **immediate termination of the contract** without returning the safety deposit, in addition to further exceptional consequences provided by law.

Art. 7 - Definizione dei Temi e Regime Speciale

Right of Inspection: The regime establishing the unconditional right of the Landlord (or person designated by them) to carry out periodic checks of the assigned real estate unit, subject to a written notice of at least 24 hours, in order to verify compliance with contractual clauses.

Eviction for Works: The possibility, at the Landlord's discretion and in the face of structural or extraordinary maintenance needs, to require the Tenant to temporarily vacate the assigned unit, against unconditional provision of alternative accommodation of equal or better standard for the entire duration.

Art. 8 - Applicazione dell'Ispezione e dello Sgombero

This section applies **exclusively** to Real Estate Units for which the **Right of Inspection** and/or **Eviction for Works** has been specifically selected within the **Att. C** checkbox boundary.

8.1 Processo di Richiesta Sgombero.

If the need arises, the request will be formally notified via PEC to the Tenant's email address, with **at least 3 (three) days' notice** regarding the eviction date. The communication will include a digitally signed document specifying the details of the intervention, the expected duration, and the Tenant's obligations.

8.2 Penale per Mancato Sgombero.

The Tenant is required to respect the indicated eviction date. Any delay, however slight, is considered "non-compliance".

For each day of delay starting from the requested deadline, a penalty will be automatically registered in the "Debt Line" (**Att. F**), calculated as follows:

- **€ 20,00** (twenty/00) per day for vacating a single room.
- **€ 50,00** (fifty/00) per day for vacating a unit consisting of at least room, kitchen, and bathroom.

Art. 9 - Uso delle Utenze e Risparmio Energetico

9.1 Divieto di Spreco e Abuso.

The Tenant is required to make responsible and conscious use of resources (electricity, water, gas). Any disproportionate use or use not conforming to normal intended use is strictly forbidden.

9.2 Divieto Dispositivi ad Alto Consumo.

It is **forbidden** to continuously use (more than 2 hours) personal devices consuming over **2kW** (e.g., electric heaters, portable air conditioners, additional induction plates), without express written authorization. The unauthorized use of electric heaters is always prohibited in the presence of a functioning heating system or available wood stoves.

9.3 Sanzioni Specifiche.

Violation of utility usage rules entails:

1. The immediate application of a **penalty of € 50,00** for each ascertained violation.
2. The **punctual reimbursement of the actual cost** of improperly consumed energy (estimated or detected via monitoring systems).

These amounts will be charged to the "Debt Line" as per **Att. F**.

Landlord's Digital Signature:

(Digitally signed document)

Simone Testino

C.F.: TSTSMN03L01D969Y

PEC: simone.testino@legalmail.it

Ref. Art. 24 D.Lgs 82/2005 (CAD)

Signature valid with time stamping.