

## ABBREVIATED DISCLOSURES FOR PRINT ADS, INTERNET ADS & MARKETING MATERIALS:

NO PURCHASE NECESSARY. Contest begins at 06:00 AM GMT+1 on Nov. 22, 2021 and ends at 23:59 PM GMT+1 on Feb. 15, 2022. Open only to legal residents residing in the United States, Canada, United Kingdom and Australia, 18+ at the time of entry. Void in FL, NY, PR, QC and where otherwise prohibited by law. Winner responsible for all taxes associated with the Prize. See Rules at [www.italy-propertyconsulting.com/competition](http://www.italy-propertyconsulting.com/competition) for additional eligibility restrictions, prize descriptions, restrictions, ARVs and complete details. Sponsored by Crystal Anne Davis Worldwide, PO Box 115, Campania, Tasmania, Australia 7026, on behalf of Nikki Taylor.

## SOCIAL MEDIA/BANNERS:

NO PURCHASE NECESSARY (or NO PURCH NEC). Ends Feb. 15, 2022 @ 23:59 PM GMT+1. Rules: [italy-propertyconsulting.com/competition](http://italy-propertyconsulting.com/competition).

# Win a Turnkey Property in Italy Competition - with Nikki Taylor

## Official Contest Rules

**NO PURCHASE NECESSARY TO ENTER OR WIN. PURCHASE WILL NOT INCREASE THE ODDS OF WINNING.**

Guinness World Records Limited and its group companies are not connected to this prize promotion, are not organisers or sponsors of this promotion and are not responsible for choosing the winner, fulfilling the prize or for any other matters arising in respect of this promotion.

The Win a Turnkey Property in Italy Competition - with Nikki Taylor (the "**Contest**") is sponsored by Crystal Anne Davis Worldwide (the "**Sponsor**") on behalf of the property owner, Nikki Taylor. By entering the Contest, you agree to comply with and be bound by the Win a Turnkey Property in Italy Competition - with Nikki Taylor Official Contest Rules (the "**Rules**"). Please review the Rules carefully. If you do not agree with the terms of the Rules in their entirety, you are not permitted to enter the Contest.

### Who Can Enter

1. The Contest is only open to individuals who: (a) are residents of the United States (other than the states/territories excluded below), Canada, United Kingdom and Australia aged 18 years and over only (or the applicable age of majority, if greater than eighteen (18) years of age in their respective jurisdictions); and (b) can enter into legally binding contracts under applicable law. The Contest is expressly void in Florida, New York, Puerto Rico, the Province of Quebec, and where otherwise prohibited by law.
2. Employees and immediate family members of Sponsor, members of the panel of judges (the "**Contest Judges**"), and each of the foregoing individuals'/entities' affiliates and other related entities, and any other individual or entity associated with the development, judging or administration of the Contest (collectively, the "**Contest Entities**"), as well as members of such employees' immediate families, are not eligible to enter the Contest or claim a Prize (as defined below). For purposes of these Rules, "immediate family" includes spouse, ex-spouse, de-facto spouse, child or step-child (including by adoption), parent, step-parent, grandparent, step-grandparent, uncle, aunt, niece, nephew, brother, sister, step-brother, step-sister and first cousin.
3. By entering the Contest, you agree to receive marketing messages from Sponsor and Nikki Taylor of Italy Property Consulting, pursuant to their respective privacy policies. For a copy of Sponsor's Privacy Policy ("**Sponsor Privacy Policy**"), [click here](#). For a copy of Nikki Taylor of Italy Property Consulting's Privacy Policy ("**Nikki Taylor Privacy Policy**"), [click here](#).

4. Participants wishing to obtain a copy of these Rules may request a printed copy of same by writing to: Crystal Anne Davis Worldwide, PO Box 115, Campania, Tasmania Australia 7026.
5. The Sponsor reserves the right, in its sole discretion, to disqualify any individual deemed by the Sponsor to be ineligible to enter the Contest, who has breached these Rules or who has engaged in unlawful or improper conduct that may compromise the fair and just operation of the Contest.
6. The Sponsor reserves the right to verify the validity of any entry or individual entering the Contest at any time.
7. You are not required to purchase any goods or products in order to enter the Contest. Purchasing goods or products will not increase your chances of winning.

### **Limited Time Only; How to Enter**

8. The Contest commences on November 22, 2021 at 06:00 AM GMT+1 and closes on February 15, 2022 at 23:59 PM GMT+1 (the “**Contest Period**”).

9. Entries must be received prior to the conclusion of the Contest Period.

10. To enter the Contest, each eligible individual must:

i) First visit the Contest website located at: [www.italy-propertyconsulting.com/competition](http://www.italy-propertyconsulting.com/competition) (the “Site”);

ii) Next, complete the Contest entry form located on the Site. The information that each entrant must provide in order to submit the Contest entry form on the Site includes the entrant’s: (a) full name; (b) e-mail address; (c) postal code; and/or (d) any other information requested by Sponsor on the entry form (“**Site Registration Data**”). The entrant who is the potential Prize winner may be required to provide some or all of the following: (A) Social Security Number; (B) picture proof of identification, which may include a driver’s license, passport, voting card or similar government issued identification; and (C) any other information requested by Sponsor in connection with the Prize verification/award process (“Prize Winner Data,” and together with the Site Registration Data, the “**Registration Data**”). Entrants must update their Registration Data, as necessary, to remain eligible to receive the Prize; and

iii) Finally, upload a photo of a handwritten note of thirty (30) words or less detailing why the entrant loves Italy (“Entry Note”).

11. Each entrant may submit up to two (2) individual Entry Notes, by completing the entry form and submitting a unique photo of a unique handwritten note with each entry. If an entrant submits more than two (2) Entry Notes, only two (2) Entry Notes will qualify for submission. Any and all additional Entry Notes in excess of the aforementioned limit that are submitted by the same individual will be discarded.

12. Entry Note Criteria. Entry Notes should describe the entrant’s love of Italy, and what has caused that love to grow. Entry Notes should be clearly written, legible, with careful attention to grammar, punctuation and organization. The Contest Judges will judge each Entry Note based on creativity, grammar, punctuation, clarity of writing, emotional impact and overall quality.

Entry Notes must be between fifteen (15) and thirty (30) words in length. Entry Notes should be uploaded to the applicable area of the entry form, using one of the following formats/file types: .jpeg, .png. Entrants should save a copy of their Entry Notes. Each Entry Note must comply with all of the standards, conditions, restrictions and requirements set forth herein, and otherwise established by Sponsor in connection with the Contest (collectively, the “**Policies**”). Each entrant may only submit an Entry Note that is the sole and exclusive product of that entrant’s original efforts, and entrants are not permitted to plagiarize, collaborate, consult, or in any way receive, any input, feedback or assistance from any other individual or entity. Each

entrant must have all right, title and interest in and to the submitted Entry Note necessary to grant Sponsor the right to receive and review such Entry Note for purposes of the Contest.

**13. Proprietary Rights.** Each entrant who submits an Entry Note hereby irrevocably grants to Sponsor the worldwide right and license to use, reuse and publish the Entry Note, in any and all forms of marketing and promotional material including, without limitation, print advertisements (“ads”), online ads, ads and other promotions appearing on Sponsor’s pages on applicable social media websites, in email ads, television ads, radio ads, interactive media, as well as printed extracts and reproductions of any portion thereof (collectively, “Ads”), for an official Guinness World Records title attempt, and for any and all other uses. Each entrant represents and warrants to Sponsor that: (i) such entrant is the only author of her/his Entry Note; (ii) such entrant has all of the rights and authority necessary to submit the Entry Note for the uses contemplated hereunder, including the right to publish the Entry Note; and (iii) the submission of the Entry Note by such entrant, as well as the publication of same by Sponsor as contemplated hereunder, will not infringe upon or violate the rights of any third-party. Each entrant who submits an Entry Note understands and agrees that: (a) the Entry Note, in whole or in part, may be edited and/or dramatized, and that any part of the Entry Note may be used without compensation to such entrant; and (b) no Ad or other material incorporating or making reference to the Entry Note need be submitted to such entrant for approval and Sponsor shall be without liability to such entrant for any distortion or illusionary effect resulting from its publication of the Entry Note. Each entrant who posts an Entry Note expressly: (A) releases Sponsor from any and all claims that such entrant has or may have for breach of right of publicity, invasion of privacy, defamation, copyright infringement or any other claim or cause of action arising out of or in connection with any production, distribution, duplication, broadcast, exhibition, publication, Ad or promotion utilizing or incorporating the subject Entry Note, or any other use of the subject Entry Note whatsoever; and (B) acknowledges and agrees that Sponsor shall not be liable for any causes of action or claims related to the applicable entrant's decision to provide the Entry Note to Sponsor.

**14. Entry Note Content Guidelines.** Each entrant represents and warrants that the Entry Note she/he submits will not: (i) contain any telephone numbers, street addresses, last names, URLs, e-mail addresses or any confidential information of any third party; (ii) contain any confidential information; (iii) contain any text that may be deemed lewd, obscene, sexually explicit, pornographic, disparaging, defamatory, libelous, obscene, violent, racist, derogatory of any ethnic, racial, gender, religious, professional or age group or that is otherwise inappropriate or objectionable, as determined by Sponsor in its sole and absolute discretion; (iv) promote any activity that is unsafe, hazardous, dangerous or prohibited by law; and/or (v) reproduce in any way any copyrighted material, trademarks or other proprietary information.

**15. General Provisions. Sponsor reserves the right to reject any Entry Note that it believes, in its sole and reasonable discretion, is fraudulent, is not the original work product of the applicable entrant, is submitted without the permission of any applicable copyright holder, does not comply with these Rules and/or the Policies or is otherwise objectionable, improper or invalid in the sole and exclusive discretion of Sponsor.**

**SPONSOR IS NOT RESPONSIBLE FOR ENTRY NOTES, CLAIMS OR NOTICES THAT ARE LOST, LATE, ILLEGIBLE, MISDIRECTED, DAMAGED, INCOMPLETE OR INCORRECT. IF YOU FAIL TO SUBMIT AN ENTRY NOTE FOR ANY REASON WHATSOEVER, YOU WILL NOT QUALIFY FOR A PRIZE.**

**16. Identification of Entrants:** Each Entry Note will be collected and stored in the Contest Database. For purposes of these Rules, the “**Contest Database**” is defined as the entire list of Entry Notes, collected during the Contest Period, with Entry Notes identified by their respective e-mail addresses. Sponsor will stop accepting entries at 23:59 PM GMT+1 on February 15, 2022.

## **The Prize**

17. The prize winner will receive:

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- One (1) one bedroom, 'turnkey' pied-à-terre real estate property located in Ostuni, Apulia, Italy, with an approximate retail value ("ARV") of €68,000;

- one (1) roundtrip, economy class flight plane ticket from the Prize winner's nearest international airport to Bari airport in Italy, with an ARV of €1,500;

- tax code (*Codice Fiscale*) assistance from Italian Real Estate Lawyer Giandomenico De Tullio, with an ARV of €200; and

- AirBNB tax strategy setup from local Accountant Paolo, with an ARV of €300 (collectively, the "Prize"). A fully functional "bed and breakfast" business operating out of the aforementioned property has previously generated up to €6,000 per annum; *provided, however*, that past revenue amounts are not an indication of the likelihood of future revenue to be realized in connection with same.

18.The total ARV of the Prize is € 70,000 EUR. The Prize winner will not receive the difference between the actual Prize value and the ARV. The specifics of all aforementioned elements of the Prize, including the location of the real property, shall be determined by Sponsor in its sole and exclusive discretion. Some restrictions may apply. The Prize remains subject to all laws applicable to the ownership of real property in Ostuni, Apulia, Italy. Neither the Prize, nor any portion of the Prize, is transferrable or exchangeable and cannot be redeemed for cash, unless otherwise agreed to, in writing, by Sponsor. No compensation will be offered if the winner is unable to accept the Prize as stated.

19.Additional and ancillary costs resulting from acceptance of the Prize that are not stated as inclusions are not included as part of the Prize and are the sole and exclusive responsibility of the Prize winner. These costs may include, but are not limited to, flights, transfers, visa and passport applications, vaccinations, additional taxes, real estate ownership-related fees, the cost of permits, real estate-related insurance, travel insurance and incidentals.

20.Without limiting the foregoing, Sponsor will determine (and, where applicable, book) travel dates, airline and flight itinerary in its sole and exclusive discretion. The Prize winner must travel the itinerary on the dates and/or times specified by Sponsor, or that portion of the Prize will be forfeited in its entirety. Travel must be round trip, unless otherwise indicated by Sponsor. No refund or compensation will be made in the event of the cancellation or delay of any flight. Flights are subject to availability. Flights are subject to the terms and conditions set forth in these Rules, as well as those established by the applicable airline carrier of choice as detailed in the passenger ticket contract. Travel must occur between 1 March 2022, and 30 June 2022, unless otherwise indicated by Sponsor. If the Prize winner is unable to utilize the flights during the applicable time period, the winner shall forfeit that portion of the Prize in its entirety.

21.The Prize winner is solely responsible for obtaining any identification documents necessary for international travel. Without limiting the foregoing, the Prize winner is responsible for compliance with any health, passport, visa and other requirements for travel. The Prize winner is responsible for making herself/himself familiar with, and for following, applicable travel advisory and consular assistance advice.

22.The Prize winner will need to execute any documents required to effectuate the transfer of real property to the Prize winner in connection with the Prize.

23.The Sponsor reserves the right to substitute any portion of the Prize for an alternative of equal or greater value in accordance with licensing and state regulations.

24.The Prize must be redeemed within six (6) months of the date that the potential Prize winner is notified that she/he is the potential Prize winner.

## **How to Win the Prize; Judging Process; Potential Prize Winner Notification and Verification**

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25. Within thirty (30) days of the conclusion of the Contest Period, the Contest Judges will select one (1) Entry Note from among the Entry Notes received as the finalist using the criteria set forth above, and the entrant who submitted same will be deemed the potential Prize winner. The Contest Judges will consist of a panel of three (3) individuals with expertise in writing, literature and/or the Italian culture and heritage.

26. Determination of the potential Prize Winner shall be made by the Contest Judges in their exclusive discretion, and such determination shall be final and binding.

27. Odds of Winning: The odds of winning the Prize will depend on the number of eligible Entry Notes submitted, as well as the quality of the Entry Notes submitted, as determined by the Contest Judges.

28. The potential Prize winner will be notified via email within five (5) days of the determination of the potential winner by the Contest Judges. The potential Prize winner shall be subject to eligibility verification. The potential Prize winner will be required to provide Prize Winner Data and may be required to execute a notarized Affidavit of Eligibility and Liability/Publicity Release (“**Affidavit**”) and return such Affidavit within twenty (20) days following attempted notification.

In addition, the potential Prize winner may be required to provide picture proof of identification, which may include a driver’s license, passport, voting card or similar government issued identification, and proof that she/he is the entrant that submitted the applicable potential winning Entry Note. Non-compliance by a potential Prize winner within this time period may result in forfeiture of the Prize, with an alternative potential Prize winner selected. The return of Prize notification as undeliverable may result in forfeiture of the Prize. In no case shall Sponsor be liable in any manner where a potential Prize winner has not received notification sent from Sponsor or where Sponsor fails to receive a response from a potential Prize winner within the required response period. The winning Entry Note, as well as the associated information of the potential Prize winner, must identically match the records maintained by Sponsor in order for the Prize to be awarded. In the event of a dispute, the information maintained by Sponsor will govern. Entry Notes will be deemed made by the person under whose e-mail address the Entry Note was submitted, regardless of who actually submitted the Entry Note.

29. Upon acceptance of the Prize, the Prize winner’s name (first name, last initial) will be published on the Sponsor’s website at [www.italy-propertyconsulting.com](http://www.italy-propertyconsulting.com) and may be published on the Sponsor’s social media profiles.

## **Winner List**

30. To request written confirmation of the Prize winner, send a self-addressed stamped envelope to: Crystal Anne Davis Worldwide, Win a Turnkey Property in Italy Competition - with Nikki Taylor, PO Box 115, Campania, Tasmania, Australia 7026.

## **Tax Information**

31. Federal, state, local and VAT taxes, and all similar fees and assessments, are the responsibility of the Prize winner. Sponsor reserves the right to withhold taxes from the winning Prize, as appropriate. Where the Prize winner is a resident of the United States, Sponsor will issue a form 1099-MISC for the Prize winner in the amount of the value of the Prize.

## **Publicity**

32. Contest entry constitutes permission for Sponsor to use entrants’ names and likenesses for advertising and promotional purposes without further compensation, excluding residents of the State of Tennessee and where otherwise prohibited by law.

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## **Release; Disqualification; Indemnification**

33. By entering the Contest, each entrant agrees to release and hold harmless Sponsor, the Contest Judges and their respective representatives, affiliates, subsidiaries, parents, agents, and their respective members, officers, directors, employees and agents (collectively, "**Covered Parties**") from and against any and all liability for any injuries, loss or damage of any kind arising from, or in connection with, the Contest (including the Prize, and all associated travel) including, but not limited to, liability arising from copyright infringement, improper use of likeness, personal injury, death, damages or monetary loss. Restrictions, conditions and limitations apply. By entering, each entrant further agrees that, in the event that there is any conflict or other inconsistency between the Rules and any advertisements, promotional or marketing materials, e-mails or announcements relevant to the Contest, these Rules will govern.

34. The Covered Parties are not responsible for lost, interrupted or unavailable network server or other connections, miscommunications, failed telephone or computer transmissions or technical failure, lost Entry Notes, jumbled, scrambled or misdirected transmissions, or other error of any kind, whether human, mechanical or electronic. Persons found tampering with or abusing any aspect of the Contest, as solely determined by Sponsor, will be disqualified. If disqualified for any of the above reasons, Sponsor reserves the right to terminate entrant's eligibility to participate in the Contest. In the event that any portion of the Contest is compromised by technical error, virus, bugs, non-authorized human intervention or other causes beyond the control of Sponsor which, in the sole opinion of Sponsor, corrupts or impairs the administration, security, fairness or proper determination of the Contest, Sponsor reserves the right, in its sole discretion, to suspend or terminate the Contest or any part of the Contest, or any combination of the above. The Covered Parties are not responsible for any problem with Entry Notes generated by computer hardware or software malfunction, error or failure, whatever the cause.

35. You agree to release, indemnify and hold the Covered Parties harmless from and against any and all claims, expenses (including reasonable attorneys' fees, costs and settlement costs), damages, suits, costs, demands and/or judgments whatsoever, made by any third party due to or arising out of: (i) your improper and/or unauthorized participation in the Contest; (ii) your breach of these Rules; and/or (iii) your violation of any rights of another individual and/or entity. The provisions of this paragraph are for the benefit of the Covered Parties. Each of these individuals and entities shall have the right to assert and enforce these provisions directly against you on its own behalf.

36. Nothing in these Rules limits, excludes or modifies, or purports to limit, exclude or modify any statutory consumer guarantees, as well as any other implied warranties under consumer protection laws.

37. Any attempt by any individual, whether or not an entrant, to damage, destroy, tamper with or vandalize the Site and/or associated technology, or otherwise interfere with the operation of the Contest, is a violation of criminal and civil law and Sponsor will diligently pursue any and all remedies in this regard against any offending individual or entity to the fullest extent permissible by law and in equity.

38. The potential Prize Winner may be required to enter into a deed of release in the form prescribed by the Sponsor. The Prize Winner acknowledges and agrees that a failure to enter into this deed may result in the Prize being forfeited.

## **Personal Information**

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39. Any personal information submitted to the Sponsor will be held in accordance with all applicable laws, rules and regulations, including the Privacy Act 1998 (Cth). The Sponsor may disclose personal information of entrants to suppliers and affiliates in order to administer or otherwise run the Contest.

40. Subject to applicable law, and only as authorized in the Sponsor Privacy Policy and Nikki Taylor Privacy Policy, personal information collected during the Contest Period may be used for direct marketing purposes.

41. For a copy of the Sponsor Privacy Policy, [click here](#). For a copy of the Nikki Taylor Privacy Policy, [click here](#).

## Sponsor Information

42. The Sponsor is Crystal Anne Davis Worldwide (ABN 59 255 739 499) of PO Box 115, Campania, Tasmania, Australia 7026. You can contact the Sponsor by phone on +39 3313 007 388.

## Choice of Law; Dispute Resolution; Class Action

43. These Rules shall be treated as though they were executed and performed in New York, New York and shall be governed by and construed in accordance with the laws of the State of New York (without regard to conflict of law principles). **The parties (and Covered Parties) hereby agree to arbitrate all claims that may arise under and/or relate to the Contest and/or these Rules. Without limiting the foregoing, should a dispute arise between the parties/ any Covered Parties including, without limitation, any matter concerning the Contest, the Prize, the terms and conditions of these Rules or the breach of same by any party hereto: (i) the parties/Covered Parties agree to submit their dispute for resolution by arbitration before the American Arbitration Association (“AAA”) in New York, NY, in accordance with the then current Commercial Arbitration rules of the AAA; and (ii) you agree to first commence a formal dispute proceeding by completing and submitting an Initial Dispute Notice which can be found [here](#). The Covered Party(ies) named in your Initial Dispute Notice (collectively, the “Named Parties”) may choose to provide you with a final written settlement offer after receiving your Initial Dispute Notice (“Final Settlement Offer”). If the applicable Named Party(ies) provide(s) you with a Final Settlement Offer and you do not accept it, or such Named Party(ies) cannot otherwise satisfactorily resolve your dispute and you wish to proceed, you must submit your dispute for resolution by arbitration before the AAA, in your county of residence, by filing a separate Demand for Arbitration, which is available [here](#). For claims of Ten Thousand Dollars (\$10,000.00) or less, you can choose whether the arbitration proceeds in person, by telephone or based only on submissions. If the arbitrator awards you relief that is greater than the applicable Final Settlement Offer, then the Named Party(ies) will pay all filing, administration and arbitrator fees associated with the arbitration and, if you retained an attorney to represent you in connection with the arbitration, the Named Party(ies) will reimburse any reasonable attorneys' fees that your attorney accrued for investigating, preparing and pursuing the claim in arbitration. Any award rendered shall be final and conclusive to the parties and a judgment thereon may be entered in any court of competent jurisdiction. Although the Named Party(ies) may have a right to an award of attorneys' fees and expenses if the Named Party(ies) prevail(s) in arbitration, the Named Party(ies) will not seek such an award from you unless the arbitrator determines that your claim was frivolous.**

To the extent permitted by law, you agree that you will not bring, join or participate in any class action lawsuit as to any claim, dispute or controversy that you may have against any of the Covered Parties. You agree to the entry of injunctive relief to stop

such a lawsuit or to remove you as a participant in the suit. You agree to pay the attorney's fees and court costs that any Covered Party incurs in seeking such relief. This provision preventing you from bringing, joining or participating in class action lawsuits: **(a)** does not constitute a waiver of any of your rights or remedies to pursue a claim individually and not as a class action in binding arbitration as provided above; and **(b)** is an independent agreement. You may opt-out of these dispute resolution provisions by providing written notice of your decision within thirty (30) days of the date that you first enter the **Contest**.