

## RENTAL RULES

### SMOKING

This is a NON-SMOKING house. Smoking stinks up a house. Do NOT smoke in or around our house. That includes all types of smoking and vaping. If you choose to break this rule, guest authorizes host to charge a minimum \$1000 additional cleaning fee.

### EVENTS

No events, parties or unauthorized gatherings. No movie or film production of any kind.

### PETS

NO PETS (This included emotional support animals)!!! Don't try to sneak it in, we will know and we will charge you. If you choose to break this rule, guest authorizes host to charge a minimum \$1000 fee.

### OCCUPANCY AND NOISE

- Minimum age for renting the property is 25.
- The person who rents the property must be present for the entire rental period.
- Maximum number of guests is 8. ALL guests (whether overnight or not) must be identified on the reservation or communicated about in advance. NO exceptions.  
\*If maximum number of guests is exceeded, guest agrees to pay an additional \$150 per guest per night.
- QUIET TIME: Code-enforced neighborhood quiet hours are from 10 pm – 8 am.

### ILLEGAL ACTIVITY

- Don't do anything illegal (substances, behaviors, downloads) – If the cops come for us, we will tattle!
- Don't destroy our home and don't steal anything.

### CHECK IN (3 PM) CHECK OUT (11 AM)

Honor the check in/out policy. Our amazing cleaner has to have enough time to prepare for the next guest. There will be a \$50 fee accrued every 30 minutes after check out time.

### CHILDREN

Children must be supervised at all times. You will be solely responsible for any accidents and damage to the property.

### TOILETS, BATHTUBS & SINKS

The toilet system is very effective; however, it will clog if improper material is flushed. PLEASE DO NOT FLUSH anything other than toilet paper.

### EXCESSIVE WEAR AND TEAR

If excessive wear and tear is found on property, or additional cleaning is required due to spills, excess trash left on site, stains to furniture, carpeting linens, paint, or flooring, Guest authorizes Host to charge all fees to cover.

### GRILL

Please do not move the grill. Gas is not provided. Please clean after use. Tank can be refilled or swapped at Lowes. If the gas tank ends up going home with you, you will be charged the full fee of paying our maintenance man to drive out to the property and

repalce the tank.

### FALSIFIED RESERVATIONS

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

### PARKING

Parking is limited to 3 vehicles. Driveway parking only. We have a sprinkler system in the yard. **DO NOT PARK IN THE YARD.** Damages to the sprinkler system or landscaping will be fully covered by the Guest.

### FIRE PIT

Please use responsibly. We do not want a call from the fire department. Wood is not provided but can be purchased at Lowes or Walmart. Please do not move the chairs from the fire pit area.

### KAYAKS

Use at own risk. Life jackets are strongly encouraged. We do not provide life jackets. Paddles are located in the laundry room. Please lock kayaks up after use and place paddles back in the laundry room.

### CAMERAS and WiFi

We have security cameras on the exterior of the home. We do not monitor these cameras after you have arrived except for safety purposes and for ensuring adherence to our rules. There are no cameras inside the home. Turning off, manipulating the WiFi or security cameras will result in immediate termination of your reservation without refund.

### STUFF HAPPENS

If something breaks, please let us know so that we can get it fixed for you or the next guest.

Communicate if you have any issues. Please communicate through the platform you booked. No post-stay refunds will be issued for any reason. Guest must contact us during stay with clear documentation so we have a chance to correct the issue in real time. *We are committed to fairness. Our goal is to return your deposit in full because all went smoothly.*

**\* Violation of any rules will result in a forfeit of security deposit and immediate eviction with no refund.**

[Signature]: \_\_\_\_\_

Name [printed]: \_\_\_\_\_ Date: \_\_\_\_\_

Phone number during stay: \_\_\_\_\_