

Holla For Real Properties Furnished Short Term Rental Agreement

“The Kensington”

This Rental Agreement ("Agreement") is made between the Guest (as defined in the reservation) and Holla For Real Properties, LLC. The Guest acknowledges and agrees to abide by the terms and conditions set forth herein for the duration of their stay.

BOOKING: Bookings are confirmed once the Guest has made the payment and provided a valid government-issued photo ID.

OCCUPANCY: The number of guests must not exceed the number specified in the booking. Unregistered guests must leave the premises by 10 PM.

RULES & REGULATIONS: The Guest shall abide by the House Rules at all times, which are incorporated into this Agreement by reference.

PROPERTY ACCESS: The Guest will receive a code for self-check-in on the day of arrival, and the Guest agrees to follow the instructions provided.

PARKING PASS & FOB KEY: The Guest will be provided with parking pass, gate pass, and a fob key for gym access & social lounge access. The Guest is responsible for their safekeeping and must return them at the end of the stay. Loss or failure to return either will result in a \$350 fee.

Important Update on Parking at The Kensington

Effective October 6, 2023:

Gate Access:

- The gate access system has been upgraded for enhanced security. Guests will now require a gate pass to enter the parking lot.

Parking Permits Required:

- Every car parked within the premises needs to display a parking permit on the rearview mirror. We have been allotted one parking permit per unit. Unfortunately, we cannot provide additional permits or permits for visitors.

Street Parking:

- City street parking is available on a first-come, first-served basis and is complimentary from 6pm to 7am, Monday to Saturday. On Sundays, street parking is free all day.

Additional Parking Options:

- Across from the N. Pine Street entrance to our parking lot, there's a public parking space equipped with a payment kiosk for those needing additional parking. Furthermore, there is also a paid lot located at the corner of 5th and N Graham, directly across from the front entrance of The Kensington, providing an alternative parking option.

Loss of Passes Fee:

- Losing either the gate pass or the parking permit will incur an unwaivable \$350 fee. Due to the enhanced security measures and limited allocation, replacing either pass is extremely difficult.

Disclaimer:

- Please be advised that we are not responsible for any theft, damages, or other incidents concerning your vehicle during your stay at The Kensington.

We aim to make your stay as convenient and pleasant as possible and appreciate your understanding and cooperation regarding the updated parking regulations.

DAMAGES: The Guest is responsible for leaving the property in the same condition it was in upon arrival. Any damage to the property or its contents beyond normal wear and tear will be charged to the Guest.

SMOKING: Smoking is strictly prohibited inside the property. Any violation will result in a \$200 smoking fee.

PETS: Unless otherwise agreed, no pets are allowed on the property.

ILLEGAL ACTIVITIES: Any suspected illegal activities, including but not limited to the use of drugs or possession of illegal weapons, will result in immediate termination of this Agreement and eviction without refund.

TERMINATION: Failure to comply with any of the terms of this Agreement may result in immediate termination without refund.

INDEMNIFICATION: The Guest agrees to indemnify and hold the Host harmless from any liability for personal injury or property damage sustained by Guest or parties invited onto the property by Guest.

By booking the property, the Guest acknowledges they have read and agree to abide by this Rental Agreement and the House Rules.

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