

Hideaway in Hindes House Rules

As stated in our listing, these are our House Rules. Our goal is for you to have a relaxing and fun stay and we are excited to welcome you to our home. Please understand, to keep our home nice for all Guests, we do have some rules we ask you to follow.

Please treat home as you would treat your own home, with care and respect. Use common sense and be respectful.

RESERVATION: The person making the reservation must be at least 25 years of age with at least 3 positive reviews or 30 years of age without reviews, is responsible for the conduct and financial obligation of all occupants of the home and must be staying on the property for the duration of the rental period. We do not accept any 3rd party bookings. We require a separate RENTAL AGREEMENT signed and returned following your booking with all Guests' names listed to register them. As the Guest making the reservation, you agree Guests are limited to the number registered. ID's are required of all guests over the age of 18 upon arrival. No Bachelor/Bachelorette Parties. This is not a party house. Home is NOT child friendly and is NOT suitable for infants and children. This is an Adult Exclusive Listing. During Federally recognized Holidays and local festivals, we limit our Maximum Occupancy to 6. We require a quick walk through upon check-in, which we feel will make your stay more enjoyable.

GUESTS & VISITORS: Only registered Guests listed on Rental Agreement on property. Maximum occupancy enforced. No extra Guests. You agree that any additional Guests over the age of 2 must be Registered & listed on Rental Agreement. If not, you are subject to a \$50 Fee per person per night charge. If there are more than (9) Guests without permission, you will be charged \$500 over the limit Fee plus \$50 per person per night. This is non negotiable. Bringing in unregistered Guests is a violation of Airbnb policies. Added Guests will be billed separately through Airbnb.

PETS: No Pets or animals of any kind due to owner and owners children severe allergies. *We have a No Pets Policy. If any pets are found to be at the home, Guest will be required to leave immediately with no refund of any rent or fees as well as pay a required \$500 Deep Cleaning Fee.

SMOKING: This is a NON-SMOKING Property. This includes ALL types of smoking – cigarettes, cigars, vaping, hooka etc. Smoking is permitted outdoors only with the door closed. You must dispose of your cigarette butts properly.

BEHAVIOR: Use of illegal drugs will not be tolerated. If illegal drugs are found in home or on premises during stay or after departure, law enforcement will be notified & evidence turned over and Guest will be required to leave immediately with no refund of any rent or fees.
-Respect your neighbor's privacy as you would your own.

QUIET TIME: 10:00 pm to 8:00 am

CHECKOUT: By 11:00 am. Free late check-out or early check-in may be available depending on next Guest arrival/departure. Please ask the night prior to departure. Late check-outs without prior approval will result in a \$25 per half hour late fee. No credit for early check-outs.

DESTRUCTION OF PROPERTY: Anyone found willfully damaging our properties will be required to leave immediately with no refund of any rent or fees. If necessary, local law enforcement will be notified.

DAMAGES & MISSING ITEMS: Upon inspection of the property following your stay, we reserve the right to charge for any additional services required to return the property to the state it was in prior to your arrival. Property is photo-documented prior to check-in as well as immediately following check-out. Fortunately we have never had to collect for damages and we hope to keep it that way!

OTHER:

- No firearms or archery equipment may be discharged or used on Property. No hunting. No trespassing to neighbors' adjoining Private Property.
- Guest & occupants are prohibited from attempting to disable, redirect, or obscure the outdoor security cameras. Security camera in front is monitored 24/7 while no Guests are in the home and may be monitored to count the number of Guests when checking in and/or to see if service providers show up.
- For your comfort, we have the home Pest Control treated quarterly, inside and outside. Because we are in a humid area, you may see an occasional bug. Please keep the doors closed at all times to help us prevent bugs. We do not offer refunds or discounts if you happen to see bugs/pests/wildlife/non-venomous and venomous snakes that you are not familiar with or may scare you. We are in the country.
- Please make sure Property gate is closed every time you enter or leave.
- Please leave trash bags in the house or take to outside trash barrel. Do not leave any trash outside as wildlife will get into it. Extra clean up costs may apply.
- For stays over 14 days we require a weekly \$50-100 cleaning to ensure that our place is kept cleaned and maintained to our high standards.
- Fireworks, explosives, pinatas & cascarrones, etc are not permitted
- ATV's, Golf Carts, Dirt Bikes, etc. are not permitted.
- We cannot be held responsible for power outages and what comes along with them such as internet, tv, hot water, appliances. Please report any outage to us and we will contact the power company to get an ETA on repairs.
- *Though not required, we highly suggest Guests purchase "cancel for any reason" Travel Insurance if you are thinking you may have to cancel due to any reason. Unfortunately we cannot act as your insurer and reservations cannot be refunded when they are inside the cancellation policy. Refunds will only be processed if there are specific travel regulations in place that will affect your trip. You can look online for travel insurance providers. Airbnb does not provide at this time.*

*** If you break any of the rules you may be required to leave immediately with no refund of any rent or fees.

Thank you!
Kristi & John Schulte
Hideaway in Hindes LLC
Hindes, TX