

Suggestions and Rules

1. No smoking indoors or outdoors. If cigarette butts are found after departure, a fine of \$5 per discarded butt will be assessed and photographic documentation will be provided.
2. No pets.
 - a. NOTE: ADA animals must be with its person at all times and must never be on furniture.
 - b. If pet hair / fur is found on furniture post-departure, a cleaning fee of \$250 will be assessed and photographic documentation will be provided as documentation. No exceptions.
3. Please conserve electricity, gas and water.
4. Please use supplied toilet paper. When re-supplying please use septic safe toilet paper. NEVER USE OR FLUSH WIPES – THESE CLOG THE SYSTEM AND YOU MAY BE LIABLE TO HELP PAY FOR THE REPAIR.
5. Please be respectful of neighbors. Please only park in our driveway.
6. Be respectful of the neighbors with your noise and language. Please no loud noises/music from 8 pm to 8 am. Also, please avoid offensive behaviors. Use common sense as to what most people would consider to be offensive.
 - a. NOTE: We use NoiseAware sensors inside and outside of the house. If the noise threshold enters the excessive range we reserve the right to ask you to vacate the property with zero notice.
 - b. NOTE: Any disturbances resulting in neighborhood complaints, police being called, any disruptive or illegal activities, damage to the property, or violation of this agreement or of any rules governing the property will be considered sufficient cause for immediate termination of your stay, and if that happens, none of your rental fees will be refunded. This rental agreement does not create a tenancy for the property; you can be removed from the property without process of law if you do not depart at the appropriate time, either at the end of your booking or when so directed. An EXTENDED STAY is any occupation which is beyond the end of the booking or by direction to leave and in the circumstance where you have not signed a new lease or rental agreement, you will become a Tenant at sufferance and you will be required to pay a rental rate of at least \$500 per day and shall be liable for any loss, expense (including reasonable

attorney fees, court costs and interest) and consequential damages due to such holding over. Nothing in this document or the rental agreement shall be construed to permit of such holding over.

7. Be careful around the property. Children must always be supervised.
8. Be respectful of the neighbors by not trespassing on their property.
9. Maximum Occupancy - 8 people. No parties or gatherings of more than 8 people without owner permission.
10. We guarantee the property is in good condition, safe and adheres to the code enforcement laws. Immediately report any broken pipes, frayed wires, broken appliances, pests, safety issues to the Manager.
11. If you need emergency services such as police, ambulance or fire dial 911 on your mobile. Our address is 6005 N Invergordon, Paradise Valley AZ 85253 tel (605) 789—5366 x 6005
12. Please do not use the INDOOR fireplace.
13. No fireworks. Storage and use of fireworks is prohibited. Your lease will be terminated if we learn of violation of the fireworks policy.
14. Be respectful of the furnishings. You are guest in our house.
15. Remember to lock the doors and windows when you leave.
16. There are critters in the neighborhood. Please secure all trash cans against tampering by these wild animals. Critters have been known to enter houses so keep screen doors shut. Report any critters inside to Blacktree Holdings x 2512.
17. We reserve the right to enter into the premises for emergencies and during reasonable hours upon reasonable advanced notice. Tenant may not unreasonably withhold consent for us to enter the premises.
18. If it rains, close the windows.
19. Please leave the house the way you found it: lights out, windows & doors locked. Please report any broken appliances or other items to the Manager.
20. When you check out—Please strip sheets from bed and leave balled on top of the bed. Fold the blankets. Please put towels on floor near the washer and dryer. Food should be disposed of in the green trash bin. Recyclables are disposed of in the blue trash bin. Everyone forgets to empty the coffee pot — please remember to check this. And send a text to the Manager to let them know you are leaving and please call us on 2512 to let

us know you are departing.

See the Lease Agreement for other information.

Rules provided on request and posted in house
Quiet hours 8 PM to 8 AM

Suggestions and Rules

No smoking indoors or outdoors. If cigarette butts are found after departure, a fine of \$5 per discarded butt will be assessed and photographic documentation will be provided. Indoor smoking will be an additional \$250 for ozone cleaning.

No pets. NOTE: ADA animals must be with its person at all times and must never be on uncovered furniture. If pet hair / fur is found on furniture post-departure, a cleaning fee of \$250 will be assessed and photographic documentation will be provided as documentation. No exceptions.

Please conserve electricity, gas and water.

Please use supplied toilet paper. When re-supplying please use septic safe toilet paper. NEVER USE OR FLUSH WIPES – THESE CLOG THE SYSTEM AND YOU MAY BE LIABLE TO HELP PAY FOR THE REPAIR.

Please be respectful of neighbors. Please only park in our driveway.

Be respectful of the neighbors with your noise and language. Please no loud noises/music from 8 pm to 8 am. Also, please avoid offensive behaviors. Use common sense as to what most people would consider to be offensive. NOTE: We use NoiseAware sensors inside and outside of the house. If the noise threshold enters the excessive range we reserve the right to ask you to vacate the property with zero notice.

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Maximum Occupancy - 8 people. No parties or gatherings of more than 8 people without owner permission.

We guarantee the property is in good condition, safe and adheres to the code enforcement laws. Immediately report any broken pipes, frayed wires, broken appliances, pests , safety issues to the property manager.

If you need emergency services such as police, ambulance or fire dial 911 on your mobile.

Please do not use the INDOOR fireplace.

No fireworks. Storage and use of fireworks is prohibited. Your lease will be terminated if we learn of violation of the fireworks policy.

Be respectful of the furnishings. You are guest in our house.

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There are critters in the neighborhood. Please secure all trash cans against tampering by these wild animals. Critters have been known to enter houses so keep screen doors shut. Report any critters inside to the manager.

If it rains, close the windows.

Please leave the house the way you found it: lights out, windows & doors locked. Please report any broken appliances or other items to the manager.

When you check out—Please strip sheets from bed and leave balled on top of the bed. Fold the blankets. Please put towels on floor near the living room patio door. Food should be disposed of in the green trash bin. Recyclables are disposed of in the blue trash bin. Everyone forgets to empty the coffee pot — please remember to check this. And send a text to the manager to let them know you are leaving and please call us to let us know you are departing.

See the Lease Agreement for other information.

Legal Notice

We reserve the right to changes the rules and associated agreements at anytime and without any notice.

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