

HOUSE RULES

1. 🧑 Number of Adult Guests

The accurate number of guests must be declared at booking.

Maximum occupancy: **8 guests — no exceptions.**

Undisclosed guests = **\$100 per person.**

2. 🤝 Visiting Guests

Daytime visitors are welcome, but no visitors may remain on the property after dark unless included in the reservation.

3. 🎉 No Parties or Events

Events, parties, gatherings, or celebrations of any kind are **strictly prohibited.**

Any incident involving a party or event — whether planned or unapproved — will result in:

- **Immediate loss of the full security deposit,** and
- **Additional fees** for damages, cleaning, or violations.

Thank you for respecting our home and our neighbors.

4. 🗳️ Age Requirement

Primary guest must be **21+**. All adult guests must also be 21+ (children exempt).

Exceptions must be approved **in writing.**

5. 🚗 Vehicles & Parking

✓ Parking for **up to 6 vehicles**

- 2 stall garage for small vehicles only - cars or suvs, NO trucks - garage too low

✗ No trailers

6. 🚭 Smoking

No smoking inside the home.

Please dispose of cigarette butts properly — not on the ground

7. 🤫 Quiet Hours

Quiet time: **11:00 PM – 7:00 AM**

No parties or loud gatherings are allowed. If an unauthorized event occurs, police may be contacted and the security deposit will be forfeited.

🔊 A Minut noise device is installed (no audio recorded).

8. 🏠 Furniture & Linens

• Indoor bath towels are **for indoor use only.**

• Using tanning products? Please bring your own linens.

9. 🪟 Windows

Some west-facing windows do not have screens and cannot be opened. Thank you for your understanding.

10. ❄️ Air Conditioning

For optimal cooling, Do not run the AC with windows open.

11. 📦 Additional Fees & Restrictions

- Forgotten item shipping: **\$25**
- Unauthorized early check-in/late check-out: **\$300**
- Unauthorized pet: **\$300 per pet**
- Excessive cleaning: **\$100–\$300**
- Missing/damaged items: replacement cost
- Late departure: **\$50 per 30 minutes**
- Tampering with smoke/noise devices: **\$200**
- Unapproved events/gatherings: **\$500**
- Stained linens/towels/comforters: replacement cost

12. 🔥 BBQ Grill Use

- Turn off grill after use
- Empty grease trap into fire pit
- Clean grill before checkout (no indoor scrubbers/towels)
- Cover grill nightly
- Propane refills may be needed during your stay

13. 📹 Security Cameras

For your safety and ours, we have security cameras monitoring the exterior of the property. There are no cameras inside the house.

14. 🐾 Pet Policy

Pets allowed **with approval** and a **\$250 fee**.

Keep pets off furniture & beds and clean up after them.

15. 🗑️ Trash & Recycling

Place all trash in the outdoor bin provided.

16. 🚰 Plumbing System Care

Flush **toilet paper only** — no wipes, feminine products, or paper towels.

17. 🔥 Fire Safety

Do not leave open flames, grill, or fire pit unattended.

Fully extinguish all fires before leaving or sleeping.

18. ❄️ Cold Season Notice (Oct 1 – Spring)

Some outdoor items (patio furniture, grill, etc.) may be stored away and not available during your stay during the winter season.

19. SECURITY DEPOSIT.

A refundable \$500 security deposit is required for all reservations. The deposit will be fully returned after checkout provided there is no damage, missing items, unauthorized events, or rule violations.