



HOUSE MANUAL

WELCOME TO OUR
FARMHOUSE!

663 LITTLE RIVER RD.
TY TY, GA 31795



PROPERTY FEATURES

1,800 SQUARE FEET
2 BEDROOMS, 1 1/2 BATHROOMS
SITUATED APPROX 15 MIN OFF
INTERSTATE-75, RV-HOOKUP

KAIROS HOSTING

Nathan & Rachel Yee
Professional Hosting Services
(904) 566-9050
admin@kairoshosts.com



LESHIA & MATT



OUR MESSAGE TO YOU

WELCOME TO OUR FARMHOUSE THAT HAS BEEN IN THE FAMILY FOR 5 GENERATIONS. WE HOPE YOU WILL COME TO LOVE IT AS MUCH AS WE DO. PLEASE TAKE THE TIME TO ENJOY THE BEAUTIFUL NATURE THAT SURROUNDS YOU!



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1. DIRECTIONS

DIRECTIONS FROM I-75 GPS FRIENDLY

FROM I-75, IN TIFTON TAKE THE EXIT FOR HWY 82 WEST TOWARDS SYLVESTER. FOLLOW IT OUT OF THE CITY OF TIFTON UNTIL YOU REACH THE SMALL TOWN OF TY TY (ABOUT 10 MINUTES). TURN RIGHT ONTO TY TY-WHIDDON MILL ROAD AT THE TY TY PEANUT COMPANY. GO ABOUT 4 MILES AND TURN LEFT ONTO JACK BANKSTON ROAD (IF YOU COME TO A DEAD-END YOU HAVE MISSED YOUR TURN.) THE PROPERTY WILL BE THE FIRST HOME YOU SEE ON YOUR LEFT. IT IS AT A CROSSROADS WITH A DIRT ROAD (LITTLE RIVER ROAD). TURN LEFT ONTO LITTLE RIVER ROAD, AND IMMEDIATELY TURN RIGHT INTO THE DRIVEWAY. YOU HAVE ARRIVED AT SOUTHERN LUXURIES FARMHOUSE!



2: PARKING & CHECK-IN

PARKING

GUESTS ARE WELCOME TO PARK IN TWO DIFFERENT SPACES. FIRST, OUR CONCRETE PARKING AREA CAN FIT 2 CARS. THE PARKING AREA CAN BE FOUND BESIDE THE SHED ON THE LEFT SIDE OF THE RENTAL. SECOND, OUR TREE-LINED DRIVEWAY CAN FIT 2 CARS OR ONE PARKED RV.

PLEASE DO NOT PARK ON THE SIDE OF THE ROAD. IF THERE IS A VEHICLE ON THE SIDE OF THE ROAD, WE WILL ASK FOR IT TO BE MOVED ASAP.

CHECK-IN INSTRUCTIONS

- PLEASE PLAN FOR A 4 P.M. CHECK-IN UNLESS OTHERWISE SPECIFIED
- UPON ARRIVAL, PLEASE FEEL FREE TO USE EITHER OUR CONCRETE PARKING AREA OR OUR TREE-LINED DRIVEWAY
- THE DOOR CODE WILL MATCH THE LAST FOUR DIGITS OF THE BOOKING GUEST'S PHONE NUMBER
- IF ANYTHING ISN'T PERFECT UPON YOUR ARRIVAL, PLEASE LET US KNOW IMMEDIATELY THROUGH THE AIRBNB/VRBO MESSAGING CENTER OR TEXT MANAGEMENT AT (904) 566-9050, SO WE CAN HAVE THE OPPORTUNITY TO FIX IT FOR YOU. WE WANT YOU TO HAVE THE BEST STAY POSSIBLE!



3: HOUSE TIPS

DOOR CODE

THE DOOR CODE WILL MATCH THE LAST FOUR DIGITS OF THE BOOKING GUEST'S PHONE NUMBER

WI-FI

Wifi: Farmhouse

Password: Cottage!

BE SURE TO ENABLE WIFI AND WIFI CALLING ON YOUR MOBILE PHONE DURING YOUR STAY

TV'S

- GUESTS MUST USE THEIR OWN SIGN-IN FOR STREAMING CHANNELS.
- ALL REMOTES ARE LABELED ON THE BACK WITH THE ROOM/TV THEY BELONG TO

BOARD & VIDEO GAMES

- BOARD GAMES CAN BE FOUND IN THE DARK BROWN CABINET IN THE BLUE BEDROOM
- XBOX CAN BE FOUND IN THE LIVING ROOM & GAMES IN THE DRAWER BELOW

EXTRA SLEEPING ARRANGEMENTS

- QUEEN COUCH BED:
 - CAN BE OPENED BY REMOVING COUCH CUSHIONS AND PULLING UP ON BLACK HANDLE.
 - TO CLOSE PLEASE GIVE THE BED A SHAKE UNTIL IT FOLDS IN THE MIDDLE SLIGHTLY, THEN FOLD THE BED IN HALF COMPLETELY PRIOR TO PUTTING IT BACK IN THE COUCH. PLEASE MAKE SURE THAT THE SUPPORT BAR IS PUSHED DOWN ALL THE WAY ON THE RIGHT SIDE. PLEASE DO NOT FORCE THE BED, IF DONE RIGHT, IT SHOULD FIT BACK INTO THE COUCH WITH EASE. IF YOU HAVE ANY ISSUES, PLEASE MESSAGE MANAGEMENT VIA AIRBNB/VRBO APP FOR ASSISTANCE
- FOLD AWAY TWIN BED & AIR MATTRESS/PUMP
 - CAN BE FOUND IN THE BLUE ROOM CLOSET FOR GUEST USE
 - PLEASE PLACE BACK IN BLUE ROOM CLOSET AFTER USE.
- EXTRA PILLOWS, SHEETS, BLANKETS CAN BE FOUND ALL BEDROOM CLOSETS



4: HOUSE RULES

GENERAL RULES

- ALL GUESTS (AND VISITORS) MUST COMPLY WITH ALL HOUSE RULES AND OTHER INSTRUCTIONS FROM THE OWNER DURING THEIR STAY.
- GUESTS MUST NOTIFY THE OWNER OF ANY DISPUTES, COMPLAINTS, OR ANY OTHER ISSUES FROM NEIGHBORS AS SOON AS REASONABLY PRACTICABLE.

NOISE & THE NEIGHBORHOOD

- THIS RENTAL IS SUITABLE FOR CHILDREN. GUESTS ARE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THEIR CHILDREN AT ALL TIMES.
- GUESTS AND VISITORS MUST KEEP NOISE TO A MINIMUM SO AS NOT TO DISTURB THE OCCUPANTS OF NEIGHBORING PROPERTIES - ESPECIALLY DURING MANDATORY QUIET HOURS (12 AM-6 AM), AND UPON ARRIVAL AND DEPARTURE.
- EXCESSIVE NOISE IS PROHIBITED AT ALL TIMES AND MAY RESULT IN TERMINATION OF THE AIRBNB/VRBO STAY

FUNCTIONS

- ANY SMALL GATHERING MUST COMPLY WITH OTHER RULES SET REGARDING NOISE AND THE NEIGHBORHOOD.

DRAPERY

GUESTS PLEASE DO NOT TOUCH ANY DRAPERIES IN THE FARMHOUSE WITH THE EXCEPTION OF DRAPERIES OVER THE SLIDING GLASS DOOR IN THE MASTER BEDROOM WHICH MAY BE OPENED TO USE THE DOOR. THERE IS A BLIND IN THE RED BEDROOM WHICH CAN BE RAISED.

PARKING

- GUESTS AND VISITORS ARE TO COMPLY WITH PARKING REGULATIONS AND OTHER REQUIREMENTS SET OUT BELOW AND SHOW CONSIDERATION TO THE PROPERTY YARD AND LOCAL NEIGHBORS.

BATHROOMS

PLEASE DO NOT FLUSH ANYTHING BESIDES TOILET PAPER DOWN THE TOILET DUE TO SEPTIC SYSTEM

PETS

NO PETS ALLOWED. FOR ANY UNAPPROVED PET ON PROPERTY: A \$50 FEE WILL BE CHARGED.



4: HOUSE RULES

GARBAGE CANS

- GUESTS AND VISITORS ARE TO DISPOSE OF GARBAGE IN ACCORDANCE WITH USUAL PRACTICE IN THE ALLOCATED TRASH CANS
- GARBAGE CANS ARE TO BE PLACED BY THE DIRT RD CURB NEXT TO THE PECAN TREE ON TUESDAY NIGHT.

SECURITY

- ANY TIME GUESTS LEAVE THE RENTAL, IT IS THEIR RESPONSIBILITY TO ENSURE ALL WINDOWS AND DOORS ARE CLOSED/LOCKED TO MAINTAIN SECURITY AND PREVENT RAIN AND WATER DAMAGE.
- GUESTS MUST SWITCH OFF LIGHTS, FANS, AND ELECTRONICS SUCH AS TELEVISIONS WHEN NOT IN USE TO PROMOTE ENERGY SAVING.

FIRE PIT & GRILL

- CONTAIN FIRE WITHIN THE FIREPIT OR GRILL. EXTINGUISH FIRE IMMEDIATELY AND THOROUGHLY AFTER USE.

SMOKING

SMOKING IS NOT PERMITTED ON OR IN RENTAL PROPERTY AT ALL INCLUDING PORCHES, YARD, OR FIRE PIT.

DAMAGES & BREAKAGES

- ALL DAMAGES AND BREAKAGES MUST BE REPORTED TO THE OWNER AS SOON AS REASONABLY PRACTICABLE. FAILURE TO REPORT THEM WILL LIKELY RESULT IN A PENALTY DEDUCTION FROM THE SECURITY DEPOSIT.
- TO AVOID DAMAGES AND BREAKAGES, NO FURNITURE IS TO BE MOVED FROM ONE ROOM TO ANOTHER WITHOUT PRIOR AGREEMENT. ALSO, NO STANDING OR JUMPING OFF OF FURNITURE.

COMPLIANCE

- BREACH OF ANY OF THESE HOUSE RULES IS A BREACH OF THE TERMS AND CONDITIONS OF OCCUPANCY
- THE OWNER RESERVES THE RIGHT TO TERMINATE PERMISSION TO OCCUPY AND TO EVICT FROM THE RENTAL, ANY GUESTS OR VISITORS WHO REFUSE TO FOLLOW THESE HOUSE RULES OR WHO CAUSE A NUISANCE TO NEIGHBORS/PROPERTY



5: AMENITIES

AMENITIES WE OFFER

- BASIC ESSENTIALS (TOILET PAPER, PAPER TOWELS, SOAP, ETC.)
- CLEANING PRODUCTS (CAN BE FOUND UNDERNEATH KITCHEN SINK AND IN LAUNDRY ROOM)
- COOKING BASICS (OIL, SALT, AND PEPPER)
- DISHES AND SILVERWARE (INCLUDING MELAMINE OUTDOOR PICNIC SET)
- TOASTER, MAGIC BULLET BLENDER, CAST IRON AND STAINLESS STEEL POT/PAN SETS, ACACIA WOOD CUTTING BOARD AND SALAD SET, WOK, QUESADILLA MAKER, & TEA KETTLE
- WASHER AND DRYER UNIT
- FULL KITCHEN (INCLUDING STOVE, DISHWASHER, & MICROWAVE)
- 4 SMART TV'S & HIGH SPEED INTERNET/WIFI
- BODY WASH, SHAMPOO, AND CONDITIONER
- HAIR DRYER
- CLOTHING STORAGE
- EXTRA PILLOWS AND BLANKETS
- BOOKS AND READING MATERIAL
- GAME CONSOLE (XBOX & GAMES) & BOARD GAMES
- KEURIG COFFEE MACHINE W/ COFFEE, HOT COCOA & FLAVORED CREAMERS
- BBQ GRILL (UTENSILS FOR THE GRILL ARE IN A STORAGE CAN IN THE CORNER OF THE KITCHEN)
- RV HOOKUP-ELECTRIC & WATER NO SEPTIC
- FIREPIT WITH SEATING



6: LOCAL PLACES

GROCERY SHOPPING

- ESCO'S FOOD STORE: 4623 US-82 W TY TY, GA 31795
- DOLLAR GENERAL: 4716 US-82 W TY TY, GA 31795
- WALMART SUPERCENTER: 1830 US-82 W TIFTON, GA 31793
- WALMART SUPERCENTER: 1102 E FRANKLIN ST SYLVESTER, GA 31781
- PUBLIX: 620 VIRGINIA AVE N TIFTON, GA 31794
- ALDI: 1805 US-82 W TIFTON, GA 31793

FOOD SCENE

- ED'S TRUCK STOP (COUNTY COOKING, NEIGHBORHOOD GATHERING SPOT)
- DAIRY QUEEN (TRAVEL BACK IN TIME TO 1950S STYLE DQ)
- CARLTON'S HAMBURGERS & HOTDOGS (CASH ONLY, BUDGET-FRIENDLY, GRAB & GO)
- FAT BOY'S BACKYARD BBQ (CASUAL AMBIANCE, GREAT FOOD & SERVICE, LARGE PORTIONS)
- FRESCO ITALIANO (ROMANTIC DATE NIGHT, UPGRADE ITALIAN CUISINE, LIVE MUSIC AND BAR)
- MI LADY BAKERY (BAKED GOODS HAND-MADE FROM SCRATCH, BREAKFAST & LUNCH OPTIONS)
- EL CAZADOR (BEST MARGARITAS IN THE AREA, AUTHENTIC MEXICAN FOOD)
- THE LAMPLIGHTER PUB (BAR, POOL TABLES, & PIZZA DRIVE THROUGH)
- JOJO'S FAMILY RESTAURANT (COUNTRY COOKING IN A FRIENDLY ATMOSPHERE)
- WIDE SELECTION OF FAST FOOD/CHAIN SPOTS FOR EVERY TASTE IN TIFTON

PLACES OF INTEREST CLOSE BY

- GEORGIA MUSEUM OF AGRICULTURE & HISTORIC VILLAGE
- CHEEHAW PARK & ZOO
- WILD ADVENTURES THEME PARK
- FLINT RIVER AQUARIUM
- REED BINGHAM STATE PARK
- ABRHAM BALDWIN AGRICULTURAL COLLEGE (GEE HAW WHOA BACK RODEO)
- MOODY AIRFORCE BASE-VALDOSTA, GA
- MARINE CORP LOGISTIC SUPPLY BASE-ALBANY, GA



7: CHECK-OUT

CHECK-OUT INSTRUCTIONS

YOUR CHECK-OUT TIME IS SET FOR TOMORROW AT 11AM UNLESS YOU HAVE A PRE-APPROVED LATE CHECK-OUT. AS YOUR TIME AT SOUTHERN LUXURIES FARM COMES TO A CLOSE, WE TRULY HOPE THAT IT HAS BEEN AN AMAZING EXPERIENCE FOR YOU AND YOUR ENTIRE GROUP! THANK YOU SO MUCH FOR BOOKING A STAY WITH US AND WE WOULD LOVE TO SEE YOU COME AGAIN. :)

BEFORE YOU DEPART, PLEASE DISPOSE OF ANY TRASH IN THE BINS PROVIDED OUTSIDE. THANK YOU FOR HELPING US KEEP THE FARMHOUSE CLEAN AND TIDY!

PLEASE LOAD ALL DIRTY DISHES INTO THE DISHWASHER AND START IT BEFORE YOU LEAVE WITH THE EXCEPTION OF CAST-IRON. PLEASE PLACE ANY USED CAST-IRON IN THE SINK FOR US TO CLEAN AFTER YOUR STAY.

ALL USED TOWELS/WASHCLOTHS SHOULD BE PLACED IN THE WASHER AND STARTED.

IF USED, PLEASE PUT THE COVER BACK ON THE GRILL.

PLEASE RETURN ALL XBOX GAMES NEATLY TO GAME DRAWER IN LIVING ROOM.

PLEASE PUT AWAY ALL BOARD GAMES IN THE BOARD GAME CABINET.

RETURN ALL TV REMOTES TO THEIR APPROPRIATE ROOMS (SEE LABELS ON BACK OF REMOTES FOR HELP)

MAKE SURE NO FIRES ARE BURNING IN THE FIRE PIT

ENSURE ALL LIGHTS AND APPLIANCES ARE TURNED OFF BEFORE YOU DEPART.

ENSURE THE FRONT DOOR IS LOCKED BEHIND YOU WHEN YOU LEAVE AS WELL AS THE BACK DOOR AND SLIDING GLASS DOOR IN THE MASTER BEDROOM.

BEFORE YOU DEPART, PLEASE CONDUCT A FINAL WALK-THROUGH OF THE FARMHOUSE TO ENSURE YOU HAVEN'T LEFT ANY PERSONAL BELONGINGS BEHIND.

MESSAGE US ON THE AIRBNB/VRBO MESSAGING CENTER OR TEXT US AT (904) 566-9050 AND LET US KNOW THAT YOU HAVE CHECKED OUT OF THE RENTAL!

THANK YOU FOR YOUR STAY! SAFE TRAVELS! :)



ADDITIONAL OFFERINGS

SOUTHERN LUXURIES FARM SPECIAL EVENTS

HAVE YOU EVER CONSIDERED HAVING A SPECIAL EVENT FOR YOUR FAMILY/FRIENDS OR SMALL GROUP, BUT COULD NOT FIND AN AFFORDABLE LOCATION? THAT'S WHERE SOUTHERN LUXURIES FARM COMES IN. PLEASE CALL OR TEXT RACHEL YEE AT (229) 456-0153 TO DISCUSS YOUR EVENT REQUEST.

WE OFFER INDOOR OR OUTDOOR PRIVATE TEA PARTIES WITH OVER 30 DIFFERENT THEMES FROM 1-25 GUESTS. WE WOULD ALSO LOVE TO HOST ANY OTHER SPECIAL EVENTS SUCH AS FAMILY REUNIONS, BACKYARD WEDDINGS, BIRTHDAY PARTIES, BACHELORETTE/BACHELOR GROUPS, ANNIVERSARY CELEBRATIONS, & HONEYMOON GETAWAYS, ETC.

SOUTHERN LUXURIES FARM GIFT SHOP

DID YOU FORGET TO BUY YOUR LOVED ONE A GIFT WHILE ON YOUR TRIP? THIS IS YOUR PERFECT OPPORTUNITY TO CHOOSE A BEAUTIFUL GIFT THAT THEY WILL CHERISH FOREVER. WE WILL HAVE IT BEAUTIFULLY WRAPPED AND AWAITING YOUR ARRIVAL.

GO TO [SOUTHERNLUXURIESFARM.COM](https://southernluxuriesfarm.com) FOR OUR GIFT SHOP. OUR GIFT SHOP AT [SOUTHERNLUXURIESFARM.COM](https://southernluxuriesfarm.com) HAS A LIMITED NUMBER OF SELECT ITEMS THAT HAVE SHOWN TO BE POPULAR WITH GUESTS. IF YOU NEED ADDITIONAL CHOICES GO TO OUR WEBSITE [SOUTHERNLUXURIES.COM](https://southernluxuries.com) TO SEE OUR EXPANSIVE JEWELRY OFFERINGS OF BOTH VINTAGE AND MODERN PIECES.