

## Vacation Rental Waiver

Address:

Dates:

Guest names:

Dear guest name,

*We are privileged to welcome you to our home. We look forward to facilitating the experience of your stay. Please enjoy the house amenities and facilities. In order to best enhance the quality and help ensure a safe experience for you, we respectfully request you adhere to the following house rules as stated at the time of booking.*

*Given that booking websites act as a middle man and do not provide or enforce rules to protect hosts and guests alike, this document serves as contractual waiver.*

*In addition, please be aware that although that reference to this waiver may be potentially necessary, it would be an unlikely and unprecedented event that such action or consequences become necessary in the event of its breach. It is not designed to infringe upon the enjoyment of your stay, but instead ensure the safety and quality of it. In addition, if you have any questions or believe you have any valid exceptions for us to consider, please do not hesitate to bring them to our attention:*

***§ I: Quiet Time is between 10 PM – 8 AM.*** *Please keep in mind that this is a home and is located in a residential neighborhood- breach of quiet time is determined by a noise level or disturbance that would or actually did cause a naturally reasonable neighbor to feel the quality of their neighborhood peace is being disturbed. This is especially relevant when Law Enforcement is contacted as a result of such conduct.*

*Additionally, this kind of breach of the peace results in promotion of initiatives and ordinances that work against the legality of short term vacation rentals so preserving the peace protects guests, hosts, and neighborhoods alike and aims to preserve the practice of short term vacation rentals. It also aims to preserve your comfort and safety and that of others. It does not and should not reduce the quality of your stay—it simply asks that you adhere to what the average reasonable neighbor would expect as maintaining the peace.*

***§II: No Parties or Private Events:*** *This is a home and it not a venue. That means events that include, but are not solely limited to the following: weddings, social gatherings or events that exceed the home's carrying capacity...etc.... **are prohibited.** If you have any questions about what constitutes a party or private event—always feel free to ask.*

***§III: No more guests are permitted to stay without consent than the number booked on your reservation***

***§IV: No smoking of any substance inside the property (including marijuana). This is a private residence and as a private home, we are stating that we prohibit the use and possession of Marijuana inside or on our premises and property and such activity results in a \$1000 fine.***

*Regarding the legality of Marijuana, please be advised to thoroughly read the legislation to understand its regulations, limitations, and policies permitting a private home from prohibiting marijuana.*

***§V Sleeping on or moving furniture is prohibited.*** *As previously mentioned, the property prohibits more guests to stay than it provides adequate sleeping space for, so without consent, there should not be a reason to sleep on the furniture. Moving the furniture can result in injury to guests or damage so please refrain from both of the above activities.*

***§VI: No more than two cars allowed on the driveway (additional cars may find parking dispersed along the street).*** *We have yet to experience a guest unable to find parking, but please call if you experience issues finding parking.*

***VII: No loitering at the front of the house and no access to the garage*** *(it is a storage facility so please feel free to make use of the closets and storage space within the home).*

***VIII: No pets without prior consent.*** *Additionally, if you have a service animal, please notify us ahead of time that they will be joining you so we can best accommodate you.*

***IX: Damage or breakage to any of the home's items, property, or structure, should be reported as soon as possible.*** *Unreported damage is still subject to fees.*

***X: Please respect the designated checkout time to enable us to prepare for our next guests. Late checkout without consent may result in an additional fee.***

***XI: Booking guests must of age 25 or older.*** *Guests under this age or minors are permitted and welcomed to stay when accompanied by family or guardianship. Please notify us if you will have children staying so we can best accommodate you and/or your family and make sure the home is best catered towards being a family home – we have cribs, high chairs, and like to provide children with a welcome gift according to their age.*

***As property owners and hosts, we reserve the right to respectfully request a guest leave the property if the guest breaches rules that promote reasonable and safe behavior, which include, but are not limited to the above stated sections.***

***Failure to result in the adherence and to cooperate with the above sections may result in additional fees or being asked to leave the premises before initially agreed check-out date due to such breach of duty.***

*Additionally, any concerns that arise during a guest's stay or questions regarding the standard of quality should be addressed to owner's name here immediately and during the time of stay instead of after in order to provide opportunity to address and remedy any concerns. On the rare occasion that an item needs attention or maintenance during a stay, we respectfully ask you contact owner's name here during your stay so any issue can be efficiently resolved. Issues addressed after the stay expecting resolve are at the discretion of the owner depending on timing, context, and nature to being waived the right of duty to resolve or remedy on behalf of the owner.*

*We thank you for your cooperation; please let us know if you have any questions or concerns regarding the above.*

***Please Sign your Name and Date Below that you have read and understand the above statements and will adhere to the house rules and policies.***

***Name:*** \_\_\_\_\_

***Date:*** \_\_\_\_\_

*The above document can be signed and emailed back to owner's name at email address or sent via picture text to owners cell phone number.*

***Please enjoy your stay at our home.***

***Sincerely,***

Owner's name and phone number here