

Rental Agreement and House Rules

Please email the completed rental agreement to DCvisitors@Gmail.com

1. **CHECK-IN TIME IS AFTER 4 P.M. EST CHECK-OUT IS 11 A.M. EST:** Please adhere to these times and plan your travel schedule accordingly.
2. **NO parties or events are allowed in the unit.**
3. **This is a NON SMOKING unit:** Smoking in the unit will result in forfeiture of your security deposit or \$500 penalty.
4. **PETS:** Are not permitted in rental units without owner's approval. Bringing a pet is \$8/pet/night + DC stay tax.
5. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
6. **PAYMENT:** An advance payment equal to 50% is required at the time of reservation and the remainder will be due 30 days before arrival. If you have any questions, please contact us.
7. **DAMAGE DEPOSIT:** Please know that the a damage deposit is necessary upon booking this property. The amount required is dependent on the number of people staying and the length of stay. Please know that you will be refunded within 14 days of departure assuming that the following provisions are met:
 - No damage is done to unit or its contents, beyond normal wear and tear.
 - All debris, rubbish, and discards are placed in trash cans, and soiled dishes are placed in the dishwasher.
 - Please see the sheets inside the property for recycling information.
 - All keys are left where they were retrieved from (lockbox). Lost key fee is \$170+.
 - No linens are lost or damaged.
- PLEASE NOTE THE FOLLOWING WILL BE DEDUCTED FROM YOUR DEPOSIT:**
 - broken glass, coffee cup \$5.00.
 - stained or damaged towel \$10.00.
 - all other damage will be charged at actual cost to repair.
- DAMAGE TO THE RENTAL UNIT:** Please note that you will be responsible for damages to our rental unit outside of normal wear and tear.
Sharp heels and stilettos: Please do not walk on the hardwood flooring with these shoes as they damage the hardwood flooring which is expensive to repair.
8. **CANCELLATIONS:** A sixty (60) day notice is required for all cancellations. Changes that result in a shortened stay, and or cancellations that are made within 60 days of the arrival date, forfeit the full advance payment. We do not refund shortened stays. Rescheduled reservations, and reservations based on credit are non-refundable and are not eligible to be rescheduled again no matter the circumstances. Therefore, please be sure to purchase travel insurance.*This is the only way to protect yourself and recoup your expenses if a cancellation happens due to unexpected events (this includes Covid-19 or riot related circumstances. Please see clause 12 for more information.*).
9. **MAXIMUM OCCUPANCY:** Please be mindful of the units maximum occupancy and please know there will be an additional charge for exceeding the maximum occupancy.
10. **LINEN SERVICE:** Linens and bath towels are included. Please note that only linens placed on beds may be used during your stay. Should you need to exchange your linens during the stay, wash and dry the ones provided for you on the bed but do not pull out additional ones from our closets. If you are utilizing the sleeper sofa; sheets, pillows, and comforters will be provided for you. Linens can be found in either the closet or in the storage compartment of the pullout sofa.
11. **TOWELS:** Please note that we provide towels for your use during your stay with us. However, due to the time restraints on our cleaning crew, we ask that you wash and dry all towels used during your stay before departing.
12. **TRAVEL INSURANCE:** We highly recommend purchasing travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details or any other travel insurance site that you prefer. We do not refund shortened stays. We also do not refund cancellations made less than 60 days prior to your arrival date for any reason (travel delays, weather, family emergencies, acts of God, pandemics, riots, etc.). Travel insurance is the only way for you to protect your trip should you need to cancel due to any unexpected life event (this includes Covid-19, or riot related circumstances*).
13. **GUEST LIST:** Names, ages, phone numbers, and email addresses of each individual staying in the unit must be sent to the owner at booking or immediately after booking. Changes in the number of occupants must be accepted by the owner. Please be mindful of the unit's capacity and extra guest fees.
14. **NON DISTURBANCE CLAUSE:** Renter and their guests shall not disturb, annoy, endanger (fireworks) or inconvenience neighbors nor use the premise for any unlawful purposes. In addition, there are NO parties or

events are allowed inside or outside the property. Our quiet hours are from 9 PM-9 AM so please be sure to keep the noise down during this time.

15. **PACKAGE DELIVERY** is very unreliable in DC as they will either get lost or stolen. Most shipping companies like FedEx, Amazon, and UPS have an option where you can have it delivered or mailed to a FedEx, Amazon locker, or UPS store for a more reliable pick up.

Please look into this if you are expecting packages. We are not responsible for any lost or stolen packages mailed to the unit.

16. **PARKING:** If parking is available at your unit, parking is an additional \$20/car/night or \$250/car/month + DC STAY TAX (15.95%). Please let us know below if you will be parking a car at the property, the make & model of your car, and how long the car will be parked at the property.

17. **SUBLETTING:** Absolutely NO subletting of any part of the property is permitted.

18. **TRASH & RECYCLING:** Guests are responsible for moving trash & recycling bins to curb and for placing them back once emptied. Please refer to D.C. Public Works code for handling trash & recycling.

19. **UTILITIES:** We ask that guests are mindful of their water and utility usage. Please know that you will be responsible for the utilities bill if you exceed the fee for that month.

20. **BIKE STORAGE:** Tenants are responsible for their bicycle and/or automobile storage. Landlord is not responsible for bicycle or automobile theft, break ins, vandalism, ticketing, and towing.

Full Name (print): _____

Address: _____

Home Phone Number: _____ Phone number while in DC: _____

Arrival Date: _____ Departure Date: _____ Email address: _____

Number of Guests Staying in the house: _____ Name and their age group should be listed below or emailed

Local Lodging Tax: **15.95%**

If off street parking is available in the back of the house: \$20/car/night Please Circle YES NO

By Signing Below, I agree to all terms and conditions of this agreement.

Signature _____ Date _____

Please include the names/ages/phone numbers/email addresses of everyone staying below: