

StayWithDave Short Term Rental Agreement

ALTERATIONS & CANCELLATIONS

100% refund if canceled at least 30 days before arrival date. 50% refund if canceled at least 14 days before arrival date. No refund if cancelled within 13 days of arrival date or anytime on/after arrival date. An alteration to shorten your trip can not be done up to 13 before your arrival date. An alteration to lengthen your trip can be up to 24 hours before your check out date. (depending on availability) Just message us directly for pricing and availability.

BOOKING, CHECK IN, & CHECK OUT

It is against our rules for individuals to book for other individuals. If you are looking to book for someone else, please consider buying them a gift card so that they can easily book via their own account. No Individual 3rd party Bookings. Due to security reasons, the reservation holder must be staying in the home and present at check in with a valid ID that matches the name on your reservation in order to receive the keys. If you are staying with us, you can have someone check in earlier for you. This must be approved by us in advance. We will not give out any codes, addresses, or any other home info to friends or 3rd parties outside of the original booking platform.

Your check in and checkout dates will be stated on the booking channel in which you booked your reservation. You are allowed to enter the home after 3pm on the day of your check in. Late check out is not available. You agree to vacate the home before 11am on the day of your check out. Failure to vacate the home by 11am on the day of your checkout will result in a rate of \$100/hour + 3X the normal daily rental amount.

CAPACITY

Please do not go over the maximum occupancy of the home at any time for any reason. Doing so will result in a charge of \$300 per extra person per day.

DAMAGES & MISSING ITEMS

If anything is damaged or missing from our home, you will be responsible for repaying the cost of the missing items + the shipping, handling, time, and any arrangements needed to resolve the situation.

HOUSEKEEPING

There is no daily housekeeping service. Our home is cleaned before you arrive and after you depart. Our cleaning fee covers the standard wear and tear of staying in our home. This is satisfactory 99% of the time. If excessive cleaning is required by our cleaning staff, we will charge an additional excessive cleaning fee.

GENERAL

If you open it, close it; if you borrow it, return it; if you turn it on, turn it off; if you use it, take care of it; if you make a mess, clean it up; if you move it, put it back.

KEYS

Please keep the keys safe and with you at all times. If lost, charges are

\$250 per lost electronic FOB

\$250 per lost Garage Remote

\$50 per lost standard key.

LIABILITY

StayWithDave and its owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. StayWithDave and its owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

NOISE & DECORUM

This is not a party location or hotel. This is a residential home with long term neighbors who enjoy peace and quiet. Please keep the noise level to a minimum after 10pm. Please be very respectful in the hallways, amenity areas, and public areas in and around the home. If there is loud noise or music from our rental, the entire security deposit is forfeited, there will be a noise violation fine, and you may be asked to leave. Loud noise and music is not allowed in the unit at any time. Thank you for your cooperation.

LUGGAGE/BELLMAN

There are two recommended services that provide convenient luggage storage in the city. You can book luggage storage with them (on-demand online) and leave/pickup your luggage in any of their secure storage locations at any time that is convenient for you.

Bagbnb

<https://bit.ly/2G3c6ED>

Stasher

www.stasher.com

(use coupon code "host" for a discount)

MINIMUM AGE

Minimum age to book is 21 years of age.

PACKAGES/MAIL

Unfortunately, packages cannot be delivered to the home. You can, however, send packages or mail to our local UPS store, Fedex Store, or have it held at UPS or the US Post office for you to pickup. If it is an Amazon package, you have have Amazon send it to a local Amazon locker for you to pick up. Please check with these companies to find the solution that works best for you.

PARKING

If you have a reserved parking spot(s), please make sure that you only park in your assigned spot and that the parking pass(if necessary) is clearly visible at all times; or you will be immediately towed by the building. We are not responsible for any fines or fees associated with the towing of your vehicle.

PETS

Pets are not allowed unless specifically permitted in listing. When allowed, up to 2 dogs or cats are permitted for a fee of \$100/per pet paid to your reservation in advance of checking in.

PREMISES

On some occasions, the building maintenance staff or members of our own staff may need to access the inside of the unit. We usually give a 24 hour advance notice. We shall exercise this right of access in a reasonable manner.

SECURITY DEPOSIT

A security deposit (in the amount shown on the booking platform) will be authorized on your credit card on the day of check in. If the security deposit authorization fails, we will notify you via email and telephone. Guest may not check in until the security deposit has been successfully authorized. The security deposit will be automatically refunded within 7 days of the check in date provided no deductions are made due to damage to the property or furnishings; dirt or other mess requiring excessive cleaning; or any other cost incurred by StayWithDave due to Guest's stay.

SMOKING

Smoking is not allowed in our home, patios, and public areas; including outdoor areas. By staying with us, you agree that evidence of smoking of any kind, including Marijuana, will result in a minimum charge of \$300 on your credit card. Any attempt to tamper with our installed smoke detectors is against the law and will also result in a minimum charge of \$300 to your credit card. By staying with us, you agree to pay any and all smoking related fines and cleaning charges.

- Thank you again for and we look forward to hosting your amazing trip!