
Welcome to Jania's BoHo Retreat

Thank You For Your Reservation!

Please observe the following
Guest Guide and Rules at all times.

Highlights:

- This is a residential neighborhood. Absolutely no parties or loud activities. We take this very seriously and reserve the right to cancel a reservation without refund if we receive complaints.
- No smoking, vaping or lit candles anywhere on the property.
- NO PETS. We may review exterior security camera footage or inspect for pet hair if we suspect guests are in violation
- The Ring Security System is **DISARMED** during your stay, please do not touch the foyer keypad.
- Do not exceed the max occupancy of 6 guest.

If any of the above House rules are violated you may incur additional fees, forfeit the entire security deposit and/or be evicted without refund. Please read rental agreement for more information.

WiFi

- Network: JaniaPat
- Password: 209iyys9HOP34jaa

Light Switches

(Our wall plates have 3 color dots above the toggle switch)

- **GREEN DOT:** the light in the room or hallway
- **BLUE DOT:** turns ceiling fan ON/OFF
- **RED DOT:** to be left alone

Amenities

- **PARKING:** 3 vehicles in the driveway and space in front of the house on the street. Beware of parking in front of the Community Barrier Gate at the end of the circle, it is fire and rescue only and authorities will tow.

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- **COOLING & HEATING:** The NEST thermostat is located on the wall between the center room and kitchen. Do not set the cool below 70° or the heat above 78°. The temperature is being monitored remotely and you may be responsible for equipment repair cost if the A/C system fails.
 - **TV:** The television remote control and instructions are beside the TV on media cabinet.
 - **KITCHEN:** Silverware, more pots and lids, baking dishes, extra dishes, cups and glasses are in the coffee Craftsman Tool Cabinet. Stainless steel cookware is in the large Craftsman Tool Cabinet
 - Do not use cutlery directly on the kitchen wood or steel counter tops. Use the provided cutting boards. Please use drink coasters under glasses.
 - Dishwasher soap and extra bamboo dish drying rack is in the coffee Craftsman Tool Cabinet
 - **LAUNDRY:** The washing machine and clothes dryer are at the end of the kitchen behind hanging skillets swinging door. Detergent is in the cabinet above washer. Washer instructions
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on laminated sheet on cabinet, please leave WASHER DOOR AND SOAP DISPENSER TRAY OPEN after used to prevent mildew, thank you.

- **BBQ GRILL (Propane)**: is on the deck, grilling tools are hanging above sink Island. Please clean grilling surface and utensils when done. *Please do not return grill cover on hot grill, set aside on the deck. Don't fret deep cleaning the grill, we will.*
- **DECK**: Patio furniture cushions are in the red lid storage chest. Please return after use.
- Light switch by living room door to deck turns on outdoor string and rope lights.
- **TRASH**: If kitchen trashcan becomes full please place trash in outdoor receptacles on the right side of the house past the garage doors. Do not discard trash into the yard or blue recycling bin, no excess trash or messes. Do not use towels or linens to clean up spilled liquid (paper towels provided).
- **SMOKE & CARBON MONOXIDE ALARMS**: Are in each room and hallway.

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- **MAIL:** Feel free to have personal mail delivered to the property. If you see mail addressed to other recipients, please leave in mail box for owner to retrieve.

Check-In (4 PM):

- You can enter the house anytime after 4 PM unless other accommodations have been made. The secure door code will be provided to you before your arrival for the touch lock keypad on the front door. When leaving please make sure the deadbolt engages properly.

Check-Out (11 AM):

- Please leave dirty dishes in dishwasher.
- Remove excess trash to outdoor trash bins.
- Turn A/C to: 78° in *summer*, 70° in *winter*, turn off lights, and close/lock all doors and windows.
- Please message the owner when you have departed: 512-538-4634

For any other questions or emergencies or concerns please contact the owner:

Scotty Stevenson | 512-538-4634

janiastr@icloud.com

Rental Agreement - Please Read

We encourage our guest to be mindful of our neighbors and other residents at all times. Please adhere to maximum occupancy limits and sound ordinances. Absolutely NO excessive noise or parties. We take this very seriously and reserve the right to evict or cancel the reservation without refund if we receive complaints.

The owner is not responsible for any accidents, injuries or illnesses that occur while on the premises or using it's facilities. The owner is not responsible for loss of personal belongings or valuables as a 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.

This property is **NON SMOKING**.

Check-In:

Check-in is anytime after 4^{PM} unless other accommodations have been made.

Check-Out:

Check out is at 11^{AM} unless other accommodations have been made. Please make sure the doors are locked at check out.

Damage / Reservations Deposit:

An advanced reservation deposit may be required. This must be received within 7 days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully

refundable within 7 days of departure, provided the following provisions are met:

- No damage is done to unit or it's contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during stay.
- All debris, rubbish and discards are placed in outside trash cans, and soiled dishes are placed in dishwasher and cleaned.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late check-out.
- The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

Pets:

NO PETS. We may review exterior security camera footage or inspect for pet hair if we suspect guests are in violation.

Payment:

The total rent balance is due on or before check-in of your arrival date. This payment is not a damage deposit. Payment is consent to this rental agreement.

Hotel Occupancy Tax (HOT)

A Hotel Tax of 17% (6% state +11% local rate) is charged to the total rent balance for stays less than one month.

Cancellations:

Cancellations that are made more than 30 days prior to the arrival date are not subject to any fees. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance reservation deposit unless other accommodations can be met.

Cancellation or early departure does not warrant any refund of rent.

Maximum Occupancy:

The maximum number of guest is limited to 6 persons.

Minimum Stay:

This property requires a two night minimum stay. If a rental is taken for less than two days, the guest will be charged the two-night rate.

No Daily Housekeeping Service:

While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the unit.

Falsified Reservations:

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

Written Exceptions:

Any exceptions to the above mentioned policies must be approved in writing in advance.