

Special Exception for Lodging Accommodations Home Sharing
2428 NW 49TH ST
OKLAHOMA CITY, OK 73112

- A. 3 bedroom home
- B. 6 Guests
- C. AirBnB, Social Media, Websites
- D.

Activities Not Permitted:

- No Smoking or Vaping: Smoking or vaping of any substance, including tobacco and weed, inside or near the property is strictly prohibited. Evidence of smoking, such as cigarette butts, smoke odor, or burns, will result in an automatic fee being charged for cleanup and deodorization.
- Illegal Activities: Engaging in illegal activities, including but not limited to hiring companions of the night, possession or use of illegal drugs, and underage drinking, is strictly forbidden. Any evidence of such activities will lead to immediate action, including additional fees and possible involvement of local authorities.
- No Professional Photography or Filming: The property cannot be used for professional photography or filming without prior authorization. Unauthorized commercial use of the property will incur a minimum fee of \$500.

Furniture Policy:

- (Not) Moving Furniture: Please do not move the furniture from its original position. Some items are secured to the wall for safety reasons, others may damage the flooring if moved, and some are too delicate or heavy for relocation. Our housekeeping team is not equipped to rearrange furniture, and a fee starting at \$175 will be charged for moving any furniture back to its original place. This fee may increase if additional labor is required to restore the setup.

Pet Policy:

- Pet-Friendly vs. Not Pet Friendly: Not all of our properties are pet-friendly. Bringing a pet into a non-pet-friendly home, or without prior authorization, will incur a fee of \$500 plus any costs for damages or additional cleaning required. For guests staying in pet-friendly homes, it is mandatory to clean up after your pets in the yard immediately. Failure to do so will result in an additional cleaning fee.

Fees & Responsibilities

Forgotten Items:We understand that occasionally items can be left behind. We offer to ship forgotten items via FedEx Ground at your expense, plus a handling fee of \$55.00. However, please note that we are not responsible or liable for any personal belongings left behind in the home.

Rule Violations and Damage:If guests fail to adhere to check-out instructions, the no-smoking policy, pet regulations, or cause damage that requires repair, leading to refunds or discounts for subsequent guests, the responsible guest will be charged for those losses. Specific fee amounts are listed in the relevant sections above.

Late Check-Outs:A fee of \$50 plus \$1/minute will be applied for unexpected late checkouts. We encourage guests to communicate with their host if a late checkout is needed.

Residual Odors:Guests are cautioned against bringing in odors from cigarettes, cigars, vapes, or weed, as textiles can absorb these smells, requiring third-party odor remediation. A standard fee of \$500 will be charged for any necessary remediation.

Additional Guests:All guests, including children and daytime visitors, must be accounted for in your reservation. A small nightly fee may apply for more than 6 people. The property cannot accommodate more than 4 additional guests over the reservation amount at any time; violations will result in guest removal without refund. An unexpected overnight guest fee of \$50/guest per night will be charged for unreported extra guests.

Reservation of Rights:We aim for our guests to enjoy their stay safely and respectfully. We reserve the right to remind guests of house rules and, if necessary, direct them to exit outdoor areas to ensure safety and respect for owners, neighbors, and other guests.

Damage & House Rule Violations:While we trust our guests to respect our property, we must caution that any violation of house rules (unauthorized guests, smoking, fraudulent reporting, etc.) will incur a \$500 fine per violation and may lead to immediate reservation cancellation without refund. Guests are responsible for the costs of repair or restoration to the condition prior to arrival. This includes damages beyond ordinary wear and tear. Our experiences with guests are based on mutual respect, and we are flexible hosts who appreciate open communication. By booking, you agree to these house rules and take responsibility for your party to adhere to them as well. Failure to read or understand these rules is not a valid reason for reservation cancellation, as agreement to these rules is a condition of your stay.

Reporting a Travel Issue

In the unlikely event that an issue arises during your stay, the following terms will apply, serving as a condition for booking. In case of a conflict with the booking platform's Terms and Policies, this paragraph, along with the rest of these House Rules, will prevail. If you discover a Travel Issue (defined below), please notify us, the hosts, on the day your reservation begins. We will make every reasonable effort to remedy the issue, prioritizing our guests' comfort. If, despite our efforts, the Travel Issue remains unresolved, we will engage in a conversation with our guests to better understand their priorities. We will then offer a compensation solution proportionate to the Travel Issue, as determined at the host's discretion. Notably, this compensation cannot exceed the amount actually paid to us from the booking platform. In this paragraph, a "Travel Issue" refers to the following situations:

1. We cancel the reservation before check-in (although it has never happened, extreme circumstances like property damage may necessitate cancellation).
2. The property is materially unsafe or presents a health hazard (e.g., utility disruption, toilet explosion). Please note that this listing is advertised as suitable for children. Conditions of the home that present a risk or hazard solely to children (e.g., no fence yard, no childproofing) are not considered Travel Issues.
3. The listing contains a material inaccuracy. Examples of inaccuracies that are NOT material include furnishings not identical to the photos, provided they are still suitable for guests. If a bed is missing, it's a problem, but changes in sofa material or artwork are not Travel Issues.
4. A material amenity described in the listing is missing or non-functional (e.g., the AC or heat is out, WIFI is out). We will do our best to fix issues and compensate guests for the affected portion of their stay.

If a guest causes, exacerbates, or fails to timely notify the host of any of the above situations in an effort to secure a discounted stay, it is not a Travel Issue but constitutes fraud. We encourage guests not to engage in such behavior.

Acceptance of Terms

By accepting this reservation, you agree to the following:

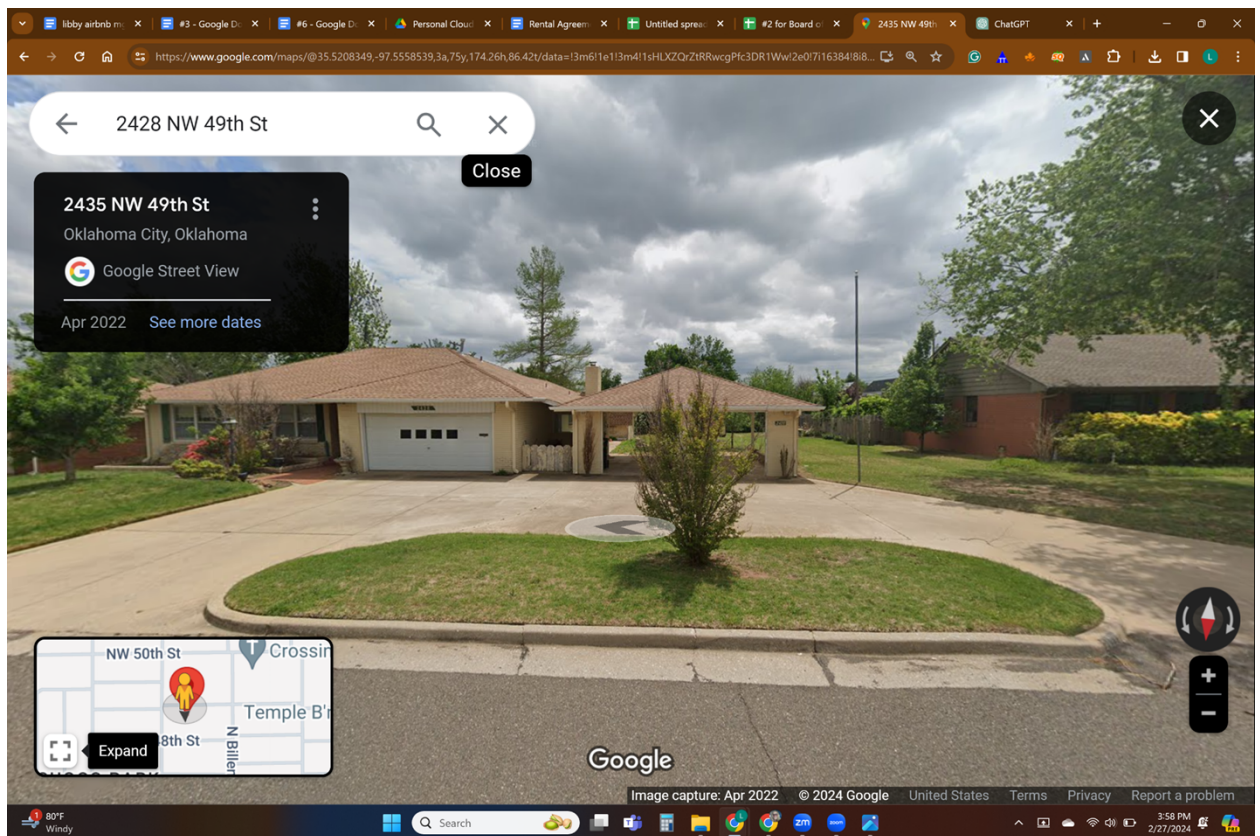
1. The hosts have permission to access the property if they feel there may be illegal activity or other situations occurring for liability purposes.

2. The hosts have permission to access the property for general maintenance items, ensuring the property remains in functioning order.
3. Adherence to our strict no-party policy.
4. Payment of any referenced fees listed throughout this agreement policy that has been broken.
5. Failure to follow the guidelines outlined in this agreement may result in the immediate termination of the reservation without refund and additional fees.

We appreciate your cooperation and understanding, ensuring a positive experience for all parties involved.

E. n/a

F. 3



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