

PROPERTY GUIDELINES

REQUIREMENTS TO SECURE BOOKING

- Guest must be at least 25 years of age
- 100% of payment is due upfront including a refundable damage deposit
- Payment is to be paid digitally via Venmo, wire transfer, Zelle, or PayPal
- Signed contract
- Background check and ID Verification
- At least 3 references for stays 30+ days

CANCELATION POLICY

- 0% refund if canceled within 0-10 days of check-in date
- 25% refund if canceled within 11-20 days of check-in date
- 50% refund if canceled within 21-30 days of check-in date
- 75% refund if canceled within 30+ days of check-in date

DAMAGE DEPOSIT

Refundable within 7-10 days after check-out pending damage inspection

- \$400/night for overnight stays 1-7 nights
- \$300/ night for stays 8-14 nights
- \$200/ night for stays 15-30 nights
- \$100/ night for stays 30+ nights
- For events, meetings, and filming = 30% of booking fee

ADDITIONAL FEES

- Cleaning Fee: \$500 per clean (required weekly or per booking)
- Furniture Removal/ Replacement Fee: To be determined, starting at \$500

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CHECK IN/ CHECK OUT TIMES

- Overnight stays: Check in 3pm, Check out 12pm
- Meetings / filming / events: Check in: 7am, Check out 7pm

PRICING

Pricing can fluctuate based on demand and holidays such as;

New Years Eve / Day, Christmas, Thanksgiving, Labor Day, Memorial Day, Independence Day, Easter, Spring break

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- Overnight stays (monthly, weekly, or nightly) are for the permitted guests only and prohibited for meetings, events, and filming unless otherwise approved. Written permission and an additional fee are required for events, meetings, or filming during the stay.
- 6-hour minimum is required for meetings, events, and filming (not including load-in/out time).
- Event or filming permit from the City of LA may be required
- No street parking for events, meetings, or filming.
- Liability insurance is required for all events, meetings, and filming
- No noise after midnight
- No alcohol sales
- Guests at events must be 21+ with proof of ID
- On-site property manager required to be present or to check in during events
- No pets without prior written permission
- No amplified noise 10pm - 7am on weeknights and 12am - 8am on weekends
- No illegal activity
- No smoking (dedicated smoking area will be provided if needed)
- No additional guests unless provided permission in advance
- Violation of any of the rules will result in a minimum \$500 fee per violation
- Please note the property is monitored by a surveillance and noise decibel reading system