

THE LOFT @ THE HIVE — AIRBNB HOUSE RULES

1. Nature of the Property

- This listing is for The Loft @ The Hive, a private short-term rental residence.
- The Loft is located above a private boutique business.
- The business below is not part of the rental and is not accessible to guests.

2. Restricted Areas

- Guests may access only the Loft unit and designated patio areas.
- No access is permitted to any business areas, storage areas, locked rooms, or restricted spaces.
- Attempting to access restricted areas will result in immediate cancellation of the reservation without refund.

3. Booking Approval, Verification & Host Discretion

- All reservations are subject to host approval.
- Guests may be required to provide a valid government-issued ID and additional verification prior to check-in.
- Reservations may be canceled if booking details are inaccurate, incomplete, misleading, or raise compliance, safety, or policy concerns.
- The host reserves the right to cancel any reservation at their sole discretion prior to the start of the stay, including (but not limited to) concerns related to guest suitability, intended use, safety, compliance, or rule adherence, in accordance with Airbnb policies.

4. Occupancy, Visitors & Gatherings

- Maximum occupancy is strictly enforced.
- Only guests listed on the reservation are permitted on the property.
- No visitors, gatherings, or parties are allowed at any time.
- No loitering, gatherings, or socializing in the parking lot.
- Violations will result in immediate termination of the stay.

5. Noise Policy & Quiet Hours

Guests must maintain respectful noise levels at all times.

Quiet hours are strictly enforced as follows:

- **Sunday–Thursday:** 10:00 PM – 6:00 AM
- **Friday & Saturday:** 11:00 PM – 6:00 AM

These quiet hours apply to:

- The patio
- The parking lot and exterior areas

Guests acknowledge that normal business activity may occur below during daytime or evening hours.

No refunds will be issued for normal ambient or incidental noise.

6. Smoking Policy

- No smoking or vaping of any kind inside the building.
- Smoking is permitted only in designated outdoor areas.
- Proper disposal of smoking materials is required.
- Do not discard cigarette butts or trash in the parking lot or on the property.
- Violations may result in additional cleaning fees and/or termination of stay.

7. Prohibited Activities

- No parties, events, or commercial use.
- No photoshoots, filming, content creation, meetings, or business activity.
- No illegal activity of any kind.

8. Privacy & Recording

- Guests may not photograph, record, or document:
 - Shared areas
 - Parking areas
 - Building exterior
 - Restricted or business areas
- Public disclosure of identifying details about the property or business is prohibited.
- Respect for privacy is required at all times.

9. Parking

- Guests must park only in designated guest parking spaces during their stay.
- Do not block driveways, entrances, or access points.
- Unauthorized or improperly parked vehicles may be towed at the guest's expense.

10. Security & Safety

- Exterior security cameras monitor common and parking areas and walking paths, with one interior camera in the common hallway.
- Guests must ensure all entry doors to the residence and patio are locked at all times.
- Tampering with security or safety systems is grounds for immediate removal.

11. Appliances, Laundry & Property Care

- Laundry machines may be provided at the host's discretion.
- Guests must use all appliances respectfully and properly.
- Damage caused by misuse or negligence will be charged to the guest.
- Do not remove, tamper with, or detach any windows or window screens.

12. Damages, Cleaning & Liability

- Guests are responsible for any damage to the unit, furnishings, appliances, or property.
- Excessive cleaning, damage, or missing items will be charged through Airbnb's Resolution Center.
- Guests assume responsibility for their own safety and belongings.

13. No Mail, Deliveries, or Residency

- No mail, packages, or deliveries are permitted.
- This is a short-term stay only.
- Guests may not claim residency, tenancy, or occupancy rights.
- Stays may not be extended beyond the confirmed reservation.

14. Blackout Dates & Compliance

- Availability may be limited due to private use or compliance requirements.
- Reservations may be canceled if required for safety, compliance, or policy enforcement, in accordance with Airbnb policies.

15. Enforcement & Termination

Violation of any house rule may result in:

- Immediate termination of the stay
- Removal from the property
- No refund
- Additional charges for damages, cleaning, or violations