



RnRBnB

CHECK-IN INSTRUCTIONS

Thanks for booking! Please review our House Rules before your stay, should you have any questions or need further clarification please contact us!

Check-in and Checkout

- The check-in window is after 3:00 p.m., and the checkout time is 11:00 a.m. However, we understand that travel plans may vary, so we are flexible with these times. Please let us know in advance if you need to make any adjustments.
- 30 minutes before your arrival you will receive a unique door code for your stay.
- Upon check-in, guests are required to complete the following steps:
 - > Review the House Tour Video to familiarize yourself with the property.
 - > Refer to the room-by-room QR Codes for troubleshooting questions.

- Upon check-out, guests are required to complete the following steps:
 - > Load the dishwasher and clean and put away any other used dishes.
 - > Place any overfilled garbage or recycling in the garbage bin in the garage.
 - > Place used towels in the nearest bathtub or shower.
 - > Turn off all lights, games, instruments, televisions, etc.
 - > Lock all of the outside doors.

Parking

- There is a limit of 2-4 cars in the driveway.
- Parking on the grass is strictly prohibited.
- Street parking is available on the outside of the island, however, please note that there is no overnight street parking between 3:00 AM and 5:00 AM from November 1st to April 30th unless no street snow removal is taking place.
- The nearest parking lot is located at 532-546 King St, London, ON N6B 1T5.

Vehicle Security

- To ensure the safety of your equipment and valuables, please do not leave them in your vehicles overnight.

- Instead, kindly load them into the garage storage area but note that this area is not heated during the winter months.

Occupancy & Bedroom Usage

- The space can comfortably accommodate up to 15 people in beds. In addition, there are air mattresses and couches available with bedding, allowing for a maximum total of 20 guests, however, to maximize your comfort and privacy, guests will have access to the precise number of bedrooms required for their stay [see below for bedroom occupancies]. If you would like to open additional bedrooms, please add more guests.

> Bedroom One: 1 Queen Bed for 2 People

> Bedroom Two: 1 Queen Bed for 2 People

> Bedroom Three: 1 Queen Bed for 2 People

> Bedroom Four: 1 Queen Bed for 2 People & 1 Single Bed for 1 Person

> Bedroom Five: 6 Bunk Beds for 6 People

> Other: 1 Queen Air Mattress for 2 People, 2 Single Air Mattresses for 2 Single People & 1 Couch

Guest Access:

- To maintain security and provide a comfortable environment we kindly request that only the guests included in your booking party stay on the premises.
- Our jam space/karaoke floor is open to all guests and is fully equipped with electric drums, guitars, microphones, and more, however, the music recording studio is only available to guests who have upgraded their stay,
- Private storage areas are off-limits.

Quiet Hours

- To ensure a comfortable stay for everyone, quiet hours are from 11:00 p.m. to 7:00 a.m. Please keep noise levels to a minimum during this time.

Commercial Photography and Filming:

- Commercial photography and filming can be arranged upon request. Please contact us in advance to discuss the details.

Prohibited Items and Activities

- We apologize for any inconvenience this may cause, but pets are not permitted in the house, except for service animals.
- Candles and incense are not allowed.

- Indoor smoking is prohibited [except the outdoor shed].
- Do not stick anything on the walls or remove anything from them.

Electronic Equipment

- Guests must not attempt to rewire or reroute any electronics.
- If you encounter any issues, please refer to the room's QR code for troubleshooting instructions.

Refrigerator and Cabinet Items

- All items located in the refrigerator or cabinets are free for you to use unless marked otherwise.

Barbeque Request

- If you would like to use the barbeque, please request it in advance & note that it's a charcoal unit.

Inventory and Additional Charges

- We maintain a detailed inventory of all items.
- Any missing items will result in additional charges.
- For more information, kindly request our Inventory Sheet

Children's Safety Precautions

- If you are bringing children under the age of 12, please inform us in advance. We will make suitable safety preparations accordingly.

24/7 Monitoring

- The Driveway, Control Room, and Live Floor are monitored around the clock for your safety and security.

Animal on Site

- Dexter, our friendly neighbourhood feline who resides on site! This all-black cat enjoys both indoor and outdoor living and is always ready to be the most charming host [especially if treats are involved]! As an indoor/outdoor cat, Dexter has amenities available on the ground floor, in the laundry room, and also in a designated area in the garage with access through a cat door.

Seasonal Notes

- The gym and outdoor lounge area are closed during winter.

- A space heater is provided in the shed [outdoor smoking area]. Please turn off the heater when not in use, and before you leave.

- Heaters are located in the downstairs bedrooms for your comfort during the colder winter months. Please turn off the heater when not in use, and before you leave.

- In case of snow or ice, a shovel and bucket of salt can be found in the garage.

Events

- Events are permitted but require approval in advance and are subject to security deposits and additional rules [see below]:

> Event Approval: Events may be hosted with prior approval from the host and will be subject to a security deposit. All events require adherence to the terms and conditions and additional house rules the host provides.

> Security Deposit & Agreement: A security deposit is required to protect our property from damages or excessive cleaning after the event. It serves as insurance and will be fully refundable after a satisfactory inspection. The amount of the deposit depends on the event's scale and nature, as outlined in our event agreement provided upon booking confirmation.

> Maximum Capacity: The maximum occupancy at an event is 20 people. This policy is strictly enforced.

> Quiet Hours: Quiet hours are from 11:00 p.m. to 7:00 a.m. Please respect our neighbours and keep noise levels to a minimum during hours outside of this window.

> Parking: 2-4 cars are allowed to park on the driveway, street parking may be available but is not guaranteed. The nearest parking lot is located at 532-546 King St, London, ON N6B 1T5. Please ensure your guests do not block any entrances or driveways on the street or the property.

> Alcohol and Smoking: Smoking is only prohibited outdoors or in the shed in the backyard. Alcohol consumption must be done lawfully and responsibly.

> Cleanliness: Guests must keep the event space clean and tidy throughout the event. Any debris or trash must be disposed of in proper receptacles.

> Furniture and Property Use: Guests may not move furniture or decor items without the host's permission. Any damage caused to the property or its belongings must be reported immediately.

> Decor: If you plan to bring in additional decor for your event, such as balloons, banners, or other temporary decorations, please obtain approval from the host in advance. Any damage caused by decor add-ons must be reported and may result in additional charges.

> Host-Provided Decor: The host may offer decor add-ons for your event. If interested, please inquire about the availability and cost.

- > No Uninvited Guests: Guests must control the number of attendees to the agreed limit and must not allow uninvited guests without prior approval from the host.
- > Security: Any security concerns [such as intrusion, theft, damage to property, or unruly behaviour] must immediately be reported to the host.
- > Check-Out: Event hosts are responsible for ensuring that all guests have vacated the property by the agreed-upon departure time. The event space must be cleaned and returned to its original state before checking out.

THANK YOU!