



## Short-term rental house rules — starter template

Copy into your listing, edit the wording and amounts to match your property.

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### HOUSE RULES

1. No smoking anywhere on the property, including outdoor areas, porches, and balconies.
  2. No parties or events. Quiet hours are after 10:00 PM.
  3. Maximum occupancy is the number listed on the reservation. No unregistered overnight guests.
  4. No pets unless approved in writing by the host before arrival.
  5. Checkout is at the time listed on the reservation. Late checkout must be pre-approved in writing.
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### FEE SCHEDULE

(illustrative amounts — set to your actual costs and what your platform allows)

#### **Smoking remediation fee - \$500 per incident**

Deep clean and air treatment if smoking is detected.

#### **Unregistered overnight guest - \$100 per guest / night**

Any overnight guest not on the reservation.

#### **Unauthorized event / party - \$300 per incident**

A party or event held without written approval.

#### **Late checkout - \$75 per hour**

Departures past the listed checkout time, unapproved.

#### **Unapproved pet - \$150 per stay**

A pet that stays without prior written approval.

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### BY BOOKING THIS PROPERTY

By booking this property, you agree to the house rules and fee schedule above. Fees are charged only where the rule was disclosed and acknowledged.

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### A NOTE ON MAKING THESE RULES HOLD UP

Pasting rules into a listing is disclosure: it states the rule. It does not prove a guest saw or agreed to it. After a dispute, what supports a charge is a signed acknowledgment - the guest confirming each rule and fee, with a timestamp, before check-in. PreArrive turns this template into a packet the guest signs in about 90 seconds and produces a PDF certificate. Free covers one property.

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