

## **Conditions of Use for 1003 Sunset Drive Short-Term Rental**

### **Property Overview:**

The property at 1003 Sunset Drive is owned and operated by Angela Huhman, a long-term resident and citizen of Columbia, Missouri. Angela resides in and utilizes the home when not rented, ensuring it remains a welcoming space for guests and a continued connection to her family and work commitments. The property is rented for less than 120 days per year to maintain its quality and serve as a peaceful retreat for all occupants.

### **Rental Terms:**

#### **1. Nightly Rate and Fees:**

- The rental rate is \$550 per night for the entire 4-bedroom home. This rate is set to ensure the ongoing maintenance and quality of the property.

#### **2. Property Features:**

- The home is situated on a large corner lot spanning nearly an acre. The property includes a fenced yard for privacy, providing ample space for relaxation and maintaining neighborly boundaries.
- A detached 2-car garage is available for guest use, along with a driveway that accommodates two additional cars. Guests will be provided with a garage door opener for full access to the garage during their stay.

#### **3. Rental Schedule:**

- Rentals primarily occur over weekends, with most guests arriving on Fridays and checking out on Sundays.
- Weekly rentals are rare and typically reserved for holidays such as Christmas and Thanksgiving or a few selected weeks during the summer months.

#### **4. Usage Limits:**

- The property is available for rent for a maximum of 120 days per year. This restriction helps maintain the property's condition and ensures compliance with local regulations.

#### **5. Guest Conduct:**

- Guests are expected to respect the property and the surrounding neighborhood.
- Quiet hours should be observed between 10 PM and 7 AM to maintain a peaceful environment for nearby residents.