

Terms and Conditions for Short-Term Rental at Urban Sanctuary
7012 Bursey Road, North Richland Hills, Texas 76182

Welcome to **Urban Sanctuary**, located at **7012 Bursey Road, North Richland Hills, Texas 76182** (hereby referred to as **Urban Sanctuary**). By booking and/or staying at **Urban Sanctuary**, you, the tenant(s)/occupant(s)/guest(s) ("Guest"), agree to the following Terms and Conditions. Please read them carefully.

1. Disclaimer of Liability

By booking and/or using **Urban Sanctuary**, including any amenities provided (such as but not limited to the pool, sauna, gym, and sports complex), you acknowledge and agree that your use of **Urban Sanctuary** and its amenities is **at your own risk**. The Owner, property managers, and any affiliated parties are not liable for any injury, accident, loss of property, or death that may occur during your stay. You agree to take full responsibility for your safety and well-being, as well as the safety of your guests, including any minors or other individuals under your care.

2. Damages to Urban Sanctuary

Guests are responsible for keeping **Urban Sanctuary** and its furnishings in good condition. Any damages to **Urban Sanctuary**, including furniture, appliances, or other items, caused by the Guest, their invitees, or other occupants, will be charged to the Guest's account. If an item is broken or damaged during the stay, the Guest agrees to pay for the cost of repair or replacement.

3. Use of Amenities (Pool, Sauna, Gym, Sports Complex)

- **Pool, Sauna, and Gym:** Use of the pool, sauna, gym, and any other recreational facilities at **Urban Sanctuary** is at the sole discretion and risk of the Guest. The Owner of **Urban Sanctuary** is not responsible for any accidents, injuries, or loss of property that may occur while using these amenities.
 - **Supervision of Minors:** Children under the age of 18 must be supervised by an adult at all times while using any recreational facility at **Urban Sanctuary**, including but not limited to the pool, sauna, gym, and sports complex. The adult responsible for the child assumes all risks associated with the child's use of the amenities.
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4. Compliance with House Rules

Guests agree to comply with all house rules and any applicable local laws and regulations during their stay at **Urban Sanctuary**. House rules attached below and must be followed at all times. Failure to do so may result in immediate eviction from **Urban Sanctuary** without refund.

5. Indemnification

The Guest agrees to indemnify and hold harmless the Owner of **Urban Sanctuary**, property managers, and any affiliated parties from any and all claims, damages, injuries, or losses arising from the use of **Urban Sanctuary** or its amenities, including but not limited to any personal injury, property damage, or loss of property, regardless of cause or fault.

6. Check-In/Check-Out

- **Check-In Time:** 3 pm

- **Check-Out Time:** 11 am

Early check-in or late check-out may be arranged upon prior approval and may incur additional charges.

7. No Smoking

Smoking is not permitted inside **Urban Sanctuary** or within [insert distance, e.g., 20 feet] of the building. Failure to comply with this rule may result in a fine and additional cleaning charges.

8. Pets

Pets are not permitted at **Urban Sanctuary** unless explicitly stated in the booking details. If pets are found at **Urban Sanctuary** without prior approval, the Guest will incur a cleaning fee and may face immediate eviction.

9. Cancellation and Refund Policy

Cancellation and full refund if canceled within 4 days in advance of check-in amount paid will reflect in your credit card account within 5 – 10 business days, or no refund if canceled within 3 days of check-in.

10. Modification of Terms

The Owner of **Urban Sanctuary** reserves the right to modify or amend these Terms and Conditions at any time. Any modifications will be communicated to Guests prior to their stay and will apply to all future bookings.

11. Governing Law

These Terms and Conditions are governed by and construed in accordance with the laws of the State of Texas. Any disputes arising from these Terms and Conditions or related to your stay at **Urban Sanctuary** shall be resolved in the appropriate courts of Tarrant County, Texas.

By proceeding with your booking and/or entering **Urban Sanctuary**, you acknowledge that you have read, understood, and agree to these Terms and Conditions.

If you have any questions or concerns, please do not hesitate to contact us.

BurseSTR@gmail.com, CELL: 424-523-9000

In case of emergency dial 911

House Rules for Urban Sanctuary 7012 Bursey Road, North Richland Hills, Texas 76182

Welcome to Urban Sanctuary! We're excited to have you stay and hope you enjoy your time here. To ensure a comfortable and enjoyable experience for all guests, please take a moment to review and follow these house rules:

1. Check-in & Check-out

- **Check-in time:** 3:00 PM
- **Check-out time:** 11:00 AM

- Early check-ins or late check-outs may be available upon request, but please confirm with us in advance.

2. Occupancy Limit

- The maximum number of guests allowed is 16
- Additional guests beyond the agreed number are not permitted without prior approval.

3. Noise & Quiet Hours

- Please respect our neighbors and keep noise to a minimum, especially between 10:00 PM – 8:00 AM.
- No loud music, parties, or disruptive behavior at any time.

4. Smoking

- **No smoking** inside the house or on the property. This includes cigarettes, cigars, and vaping.
- Smoking is only permitted in designated outdoor areas (if applicable) or at least 30 feet away from the property. Please dispose of cigarette butts responsibly.

5. Pets

- No pets allowed.

6. Cleaning & Trash

- Please leave the property in the same condition you found it.
- Dispose of trash in the appropriate bins. Recyclables in the bin with wheels, and general trash in the black bin.
- Excessive cleaning fees may be charged if the property is left in an unreasonably messy condition.

7. Kitchen Use

- Feel free to use the kitchen, but please clean up after yourself.
- Please ensure all dishes are washed, dried, and put away before check-out.

8. Appliances & Heating/Cooling

- Please be mindful of energy usage. Turn off lights, appliances, and heating/cooling when not in use.
- If there is a manual for any appliances or electronics, please follow the instructions carefully.

9. Damages & Maintenance

- Guests are responsible for any damage caused during their stay. If anything gets damaged, guests are responsible for replacement costs. Please notify us immediately so we can address the issue.
- If you encounter any maintenance problems (e.g., plumbing, electrical), please contact us right away 424-523-9000 or email us: burseysttr@gmail.com

10. Safety & Security

- Lock doors and windows when leaving the property.
- Ensure that the main entrance door is securely locked at all times, especially when you're not at the property.
- **Do not leave personal belongings unattended in common areas or in the yard.**

11. Lost & Found

- We are not responsible for any personal items left behind. If you realize you've left something, please contact us as soon as possible, and we will try to arrange for its return.

12. Parking

- Free parking, Please park in the designated space in the driveway
- RV Parking with 220v charging plug point is available at an additional cost, for pricing contact 424-523-9000 or email to burseysttr@gmail.com
- Do not park in front of neighbors' driveways or in any restricted areas or main street.

13. Respect the Property

- Please do not move or rearrange furniture without permission.
- **No candles, open flames, or incense** inside the property for safety reasons.
- **Do not hang anything from the walls or ceilings** unless provided with hooks or picture hangers.

14. Pool Use & Hours

- **Pool hours:** 8:00 AM – 9:00 PM.
- Please swim at your own risk. No lifeguard is on duty.
- Children must be supervised at all times by an adult while in or around the pool.
- No glass containers are allowed near the pool area. Please use plastic cups or bottles.
- Please shower before entering the pool to maintain cleanliness.
- No loud music, excessive noise, or disruptive behavior in the pool area.
- **No diving** or rough play in the pool.
- For your safety, please do not use the pool during inclement weather or after dark.

15. Local Laws & Regulations

- Please respect local laws and ordinances, including noise restrictions, waste disposal, and COVID-19 guidelines (if applicable).
- Compliance with these rules is necessary to maintain a positive relationship with neighbors and the community.

16. Emergency Contact

- In case of emergency, please contact us immediately 911
- For non-emergencies, feel free to reach out via the platform or directly at 424-523-9000, email: burseysttr@gmail.com

Thank you for following the house rules! We hope you have a wonderful stay at **Urban Sanctuary**. If you have any questions or need assistance during your time here, don't hesitate to reach out!

Best regards,

Team Urban Sanctuary

424-523-9000, email: burseysttr@gmail.com