OHAGE HOUSE
59 IRVINE PARK
SAINT PAUL, MN 55102
RENTAL RULES AND REGULATIONS

The owners or a caretaker may need to access the third floor office and other areas in the house during your stay.

1. **CHECK-IN TIME** is after 3 P.M. Central Time AND **CHECK-OUT** is 12 noon Central Time.   If other arrangements need to be made, please contact us.
2. There is **NO-SMOKING** in the house but it is ok in the screened in porch and outside.
3. **PETS** are not allowed in the house.
4. The **PRIMARY RENTER** must be over 25 years old and will be fully responsible for any and all damages caused by any guest.
5. **DAMAGE/RESERVATION DEPOSIT**- A damage/reservation deposit of $500 is required and must be received to confirm the reservation. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions have been met.
a. No damage is done to the property or its contents.
b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
c. No terms of the rental agreement have been violated
d. All keys are returned ($20 charge for each lost key).
e. All charges accrued during the stay are paid prior to departure.
f. No linens are lost or damaged.
g. All garbage is bagged and all recycling is in bins or paper bags.

6. **PAYMENT** - An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied towards rent. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due upon arrival.
7. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty and the Damage/Reservation Deposit will be refunded in full. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.   If Owners are able to re-rent the property for the period of time reserved, any payment advanced will be refunded minus any additional expenses incurred by the Owners to facilitate the re-rental. Any re-rental will be at the sole discretion of the Owners. **The Owners reserve the right to cancel any reservation with a 60 day notice and will immediately refund any payment made.**

8. **MAXIMUM OCCUPANCY**- The maximum number of over-night guests is 9 unless prior permission is given by the owners. There are 3 queen and 3 twin beds. SLEEPING ON THE COUCHES IS NOT ALLOWED NOR IN ANY ROOM OTHER THAN THE BEDROOMS. Any evidence of someone sleeping on a couch will result in an additional cleaning fee of $100.00 per day. If there are more than the registered guests on the property there may be an event fee. The fee is based on the type of event, number of people, and duration. Permission for any event must be obtained from the owners prior to booking. NO EVENT CAN GO PAST 10pm.

9. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

10. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the rental, daily maid service is not included.

11. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

12. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

13. **PARKING** – There is parking for ONLY three automobiles in the driveway and they must be able to turn-around and exit the driveway facing forward. No backing out of the driveway. NO EXCEPTIONS. All parking around Irvine Park is permit parking ONLY. The owners are able to get a limited number of temporary on-street parking permits from the city of St. Paul at a cost of $1/day/vehicle. Please let the owners know if you will need parking permits.