

M U N I C I P A L I T Y O F B E T H E L P A R K
ALLEGHENY COUNTY

SAMPLE SHORT-TERM RENTAL HOUSE RULES – MODIFY TO YOUR NEEDS

All short-term rental guests shall “read” and “agree” to the following rules prior to booking.

General Rules and Home Care:

- The Primary Guest must be over the age of 25.
- All guests must be added to the reservation and must include contact information.
- Reservations have a minimum 3-night stay.
- No 3rd party bookings are permitted – the person making the reservation must be the Primary Guest.
- Parking is limited to no more than 3 cars and are only allowed in the driveway. No on-street parking is permitted
- No pets are allowed unless otherwise noted and may require an additional fee.
- We retain the right to not accept a reservation request.
- Copies of the house rules and approved Short-term Rental Permit and Certificate of Occupancy, as authorized by the Municipality of Bethel Park, are posted on the fridge.

Cleaning:

- The property will be cleaned and inspected after your departure. We ask that you help enable the cleaning process as much as possible, including leaving the property tidy, running the dishwasher, collecting soiled towels and linens and placing them in the bathroom, and taking out the trash before checking out.
- Bethel Park recycles! Please utilize the identified recycling bin for paper products, food and beverage cans, flattened cardboard and paperboard, and plastic jugs, bottles, and tubs.
- Trash pickup dates can be found here: <https://bethelpark.net/community/living-in-bethel-park/trash-collection/>

Safety:

- No flames or candles are permitted in the house.
- Please keep doors and windows closed and locked when not home.
- On-site safety and security devices are installed for the safety of our guests, home, and neighborhood.
 - o Cameras are used to verify the Primary Guest during the check in process.
 - o Any attempt to turn off, damage, disrupt, or remove these devices will lead to fines and/or eviction without a refund.
 - o The property has the following devices *(list device and location – example: outdoor security cameras located at the front door, side door, and*

backdoor and a sound decibel monitor that monitors noise levels in common areas in the home and does not record.)).

- If any incidents occur, guests are required to notify us immediately.

Quiet Hours:

- No excessive noise shall take place on the property. Our neighbors and community. Please respect the neighborhood and adhere to our listed quiet hours (9 p.m. – 9 a.m.).

No Smoking Policy:

- Smoking of any kind is not permitted inside our home or on the property. If a guest smokes inside the home, you will be charged a minimum \$400 additional cleaning fee.

Events and Visitors:

- No events, parties, or large gatherings are permitted on the property. Though we're sure guests have the best intentions, if our neighbors complain about unabated noise, unregistered guests, or unruly behavior, you will be asked to leave without a refund and charged a minimum \$500 service fee.
- All overnight guests must be on the reservation.
- Family members and friends are welcome to visit during the day or early evening but are not permitted to stay overnight unless part of the reservation.
- If at any time the maximum number of occupants is exceeded or if we receive complaints about the guests, you will be charged a minimum \$200 service fee.

Damage:

- Please notify us of any broken glasses, spills, or other accidents so that they can be addressed immediately after you check out.
- If excessive wear and tear is found on the property or additional cleaning is necessary due to trash left on site, or stains to furniture, carpeting, linens, paint, wallpaper, or flooring, an additional cleaning fee will be charged.