

2024 4th View Partners Furnished Rental Pricing Policy

Short Term Rentals:

STRs are 14 days or fewer. Our rates are \$80 per night mid-week and \$100 per night on weekends and holidays plus \$50 for cleaning. The booking must be paid in advance to hold reservation. Refunds are available if canceled 48 hours before check in. There is no security deposit required. Since we have a secure building, we require a copy of your driver's license prior to check in.

Mid-Term Rental:

MTRs are consecutive 14 days to 29 days The rate is \$70 per night including weekends and holidays plus \$50 for cleaning. Bookings must be paid in advance to hold reservation. Since we have a secure building, we require a copy of your driver's license prior to check in. MTR refunds are available if canceled 14 days before check in.

Long Term Rental:

LTRs are defined as consecutive month to month in paid monthly increments. The rate is \$1850/month with no cleaning fee. Cancellation policy is 30 days notice. The LTR option is similar to a month to month lease agreement. First month's rent and a security deposit of \$500 is required prior to check-in along with an approved lease application and an application fee of \$30.

FAQs:

1. *Why do we require 14 days to cancel MTR but 48 hours for STR?*

We are a small boutique rental property business. Securing a booking with us may result in the unavailability of the unit for other potential guests, as it is held exclusively for you. Short-notice cancellations leave open gaps in our calendar that are challenging to fill. Our cancellation policy helps mitigate this risk while also presenting an opportunity for guests interested in longer stays to benefit from significant discounts.

2. *Jennifer is a travel nurse who wants to stay for 45 days May 1st to June 15th how will her rate be calculated and which cancellation policy will apply to her?*

Jennifer will be charged the LTR rate for the first 30 days, \$1850. For the next 15 days, Jennifer will be charged the MTR rate of \$1050. The total of her reservation will be \$2,900. She will be subject to the LTR cancellation policy. She will pay \$1,850 plus deposit due when she books for May and \$1,050 due on June 1st

3. *Jennifer's contract was cancelled 45 days before her check in date. She has already paid May's rent and deposit to hold her reservation.*

Jennifer will get a full refund.

4. *Jennifer's contract was cancelled 15 days prior to check in.*

Jennifer will get her deposit back and \$925 (1/2 month)

5. Jennifer's contract was reduced from 45 days to 30 days the day she moved in.

Jennifer can cancel the last 15 days without penalty. When she leaves, she is entitled to her deposit subject to inspection.

6. 7 days after Jennifer moves in she finds out that her contract was reduced to 30 days. She will need to leave the end of May.

Jennifer needs to give 30 days notice. Jennifer will only need to pay the first 7 days of June. She will owe \$490 on June 1st but will be entitled to her full deposit back after inspection.

7. Jennifer's contract is extended to two months and she wishes to stay the entire month of June (provided the unit is available).

Jennifer can change to a LTR for two months. Her rent changes from \$2900 to \$3700 (an increase of only \$800) She can extend at any time provided there is availability.