

HOUSE RULES

This location has been constructed by my family, greatly valued and upheld. Hence, I kindly request that you treat it with the same level of respect as you would your own residence.

It is strictly **NO-smoking, NO-drugs, NO-parties and NO-pets.**

★ If you will be accompanied by an assistance animal or a service animal during your stay, kindly notify us at the time of booking.



CHECK-IN TIMES

No check-ins prior to **15:00 pm.** If you would like to early check-in, please ask in advance. I will do my best to accommodate.

Kindly inform me in advance about your anticipated arrival time for check-in.

Basically, when you reach my place, please push “401” with the intercom at the building entrance to call me, or please message me to let me know that you reached my place. And then, I will be there to give you the key. If I am not available to welcome you in person, I will ask you a self-check-in, using the key-box. In this case, I will tell you in detail before your check-in. (Just for your information, please refer to the Welcome Guide, Page 11.)



CHECK-OUT TIMES

Check-out is **10:00 am sharp**. This gives me sufficient time to get the room ready for the next incoming guests. If you would like to have a late checkout, please ask in advance. I will do my best to accommodate if I do not have any incoming guests on the same day. **Please let me know your scheduled time for check-out by the day before your check-out date**, and I will tell you how to check-out. Basically, if I am available, I will be downstairs at the building entrance or come to your room for the keys. If I am not available, I will ask you a self-check-out, using a key-box, and I will tell you in detail in this case.



NO SMOKING

This whole building is completely non-smoking. Smoking or any other tobacco-like activities are strictly prohibited both inside and outside the room. If you want to smoke, please use the building entrance in front of the Italian restaurant. In this case, please be sure to throw away cigarette butts or trash in your mobile ashtray. **In case of non-compliance with this rule, I will charge you a penalty of 30,000 yen.** The smell of smoke can linger long after a guest has left, which may require additional cleaning costs for the host. **In addition to that penalty, I will charge the room recovery fee of 30,000 yen from your security deposit.**



NOISES

Please be respectful of our neighbors, which is especially important in Japan. We ask you to keep talking levels reasonable, inside voice.

No parties and NO loud music, please.

Quiet hours are between 21:00 pm and 8:00 am.



BURNABLE TRASH &

NON-BURNABLE TRASH

Please be noted that garbage separation here in Japan is extremely strict and detailed. **I will appreciate it if you could separate trash with “Burnable” / “Non-Burnable” / “Cans & Glass bottles”.** If the trash bags become full, please just leave it outside of your room in front the elevator. As there are certain dates and times to throw away the trash; and your trash bags are categorized into business-related waste and we need to separate them from general waste,

Please do not throw them away by yourself in the walkway in front of the building.

You are welcome to utilize the additional garbage bags located beneath the sink.



SHOE-LESS

I will appreciate your **taking off your shoes** before entering your room. This is Japanese style.



OPEN THE DOOR SLOWLY

As we have an Italian restaurant on the first floor, people may be approaching on the other side of the door at the building entrance.

I will appreciate you opening the door very slowly and paying attention to the people of the Italian restaurant entrance on the right side.



SECURITY DEPOSIT

Your security deposit fee will be returned to you via Airbnb shortly after your check-out, once I have determined the room is in mint condition and there are no damages or missing items or any unpleasant odors.



DAMAGES

Please inform me of any damages.

I do understand accidents or damages may happen, however, they are not encompassed in the rate. If necessary, I will tell you the cost and then deduct it from your security deposit. If the cost is more than your security deposit, you will be charged this amount.



NO UNEXPECTED GUESTS

Please refrain from allowing visitors into your room

without obtaining my approval beforehand.

Should you wish to have someone over, please notify us ahead of time. Any additional guests who stay in or visit the room without my prior consent will result in a supplementary charge of 30,000 yen per night. This fee will be deducted from your security deposit.



RESTRICTED AREA

Only the second floor is accessible, kindly refrain from accessing the third floor and any floors above.

The first floor is in use for an Italian restaurant, and the third floor is for another person's private use. I expect you to be considerate and respectful of them and their area to maintain pleasant relations, which would be good for each other.



OTHERS

- ✧ Kindly ensure that you return everything in the room to its original position after use.

- ✧ I clean afterward but do appreciate you washing the dishes after usage.

- ✧ **Please help conserve energy** by turning off the lights, air conditioning and other electronics every time you leave your room.

- ✧ **Please make sure to lock and shut the door and windows** every time you leave your room.

- ✧ If you want to do filming or photography, please ask in advance.

- ✧ If you have a service animal accompanying you, please notify us beforehand.

- ✧ Please refrain from using skin products, hair dyes or oils that leave bad stains on the towels and bed linen.

- ✧ Kindly notify me immediately of any spills or stains.