



<<House rules>>



This place is newly built and really loved and cared for, so please treat it the same as your house.

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



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. **Please let me know your expected time of arrival beforehand 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, but 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 don't have 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 come to your room for the key. If I am not available, I will ask you a self-check-out, using a key-box.

Thank you very much for your cooperation & understanding



NO SMOKING

This building is completely non-smoking. Smoking or any other tobacco-like activities are strictly prohibited both in 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 the ashtray. **In case of non-compliance with this rule, I will charge you a penalty of 10,000 yen. In addition to that penalty, I will charge the room recovery fee from your security deposit.**



NOISES

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

No parties and No loud music.

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



BURNABLE AND NON-BURNABLE TRASH

Please be noted that garbage separation here in Japan is very strict and detailed. **I will appreciate it if you could separate trash with**

“Burnable”, “Non-Burnable” and “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 have to separate them from general waste, **Please do not throw them away by yourself in the walkway in front of the building.**

Extra trash bags are under the sink in the kitchen. Please feel free to use them.

Thank you very much for your cooperation & understanding



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 1st floor, people may be approaching on the other side of the door at the 1st-floor of 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 soon after check-out, once I have determined the room is in mint condition and there are no damages or missing items or any stinky smells.



DAMAGES

I do understand accidents or damages may occur but they are not included in the rate. **Please inform me of any breakages.** If necessary, I will tell you the cost and then deduct it from your security deposit. If the cost is in excess of your security deposit, you will be charged this amount.

Damage includes smoking odors.



NO UNEXPECTED GUESTS

you very much for your cooperation & understanding

Please do not bring visitors into your room without my prior approval.

If you want to invite somebody, please let me know in advance.

Additional guests staying in or visiting the room without my prior approval will incur an additional 20,000 yen/night surcharge. This will be taken from your security deposit.



RESTRICTED AREA

You can use the 2nd floor only. Please do not enter the 3rd floor and above.

The 1st floor is in use for an Italian restaurant, and the 3rd 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.

Thank you very much for your cooperation & understanding



OTHERS

- * You can use anything in the room; Please just leave it as you found it.
- * 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.

Thank you very much for your cooperation & understanding