



Tokyo Accommodation

## House Regulations

In order to assure you and all of our Guests of a secure and pleasant stay with us, we have established the following regulations governing the usage of our facilities, in accordance with Article 10 of the Japanese Ministry of Transportation's rules. When these regulations and policies are not observed, we may be obliged to refuse permission for the continued occupancy of Guestrooms or usage of other facilities. Kindly note that Guests may also be held liable for damages caused to Luxyz by non-observance of these regulations.

### I. GUESTROOMS

1. Please be sure to review the emergency exit instructions filed in the folder of your Guestroom door upon your arrival.
2. While in your room, do lock the room door.
3. Be sure to identify any callers through the intercom or the door scope. Please do not admit unknown visitors into your room.
4. Kindly refrain from smoking in your Guest room.
5. Usage of heating devices, candles, etc. is strictly forbidden inside Guestrooms or hallways.
6. Please use all equipment or fixtures only at their provided spots and for the purposes designated for them.
8. Please do not rearrange Guestroom furniture to any great extent without prior permission. Guest will be billed for any damage to Luxyz's property caused by Guest. Please do not remove fixtures or equipment from the room, and please refrain from placing anything near the windows that will detract from the external appearance of the accommodation.
9. Please refrain from inviting visitors to your Guestroom.



## Tokyo Accommodation

10. Lease, sublease, residential and rental rights are not acknowledged for Guests with extended stay contracts.

11. No one who has not fully registered as a Guest may lodge in the accommodation.

12. Minors cannot be accommodated without approval of their legal guardians or parents.

### 2. GUESTROOM KEY

1. When leaving your room, please be sure to lock the door and bring your key with you. The Guest room door will not close automatically.

2. Kindly return your Guestroom key upon check-out.

### 3. SETTLEMENT OF ACCOUNTS

1. In the event accounts are not settled upon the Luxyz's requests, Guests may be asked to vacate their rooms.

2. Luxyz will accept payment in cash, paypal or payoneer and other means agreed upon by Luxyz. Personal checks or promissory notes are not accepted.

3. Luxyz may request an imprint of your credit card upon check-in or may request a deposit in some cases.

4. When it is agreed that payment shall be made by someone other than the actual Guest and payment has not been duly received by the designated date, Luxyz may bill Guest directly.

5. Luxyz will not pay for any Guest's private expenses such as travel tickets, taxi fares, purchases, stamps, shipping charges, etc. nor add costs for these to Guest's statements.



Tokyo Accommodation

#### **4. VALUABLES AND UNCLAIMED ARTICLES**

1. Articles left behind without prior instructions from the Guest will be handled in accordance with the lost property laws and our interpretation of operational standards for dealing with lost property.
  
2. Luxyz will keep articles checked with Luxyz for one month unless specified by the depositor, and if items are not claimed within the specified periods, such articles will be treated as forgotten items and may be disposed of at the discretion of Luxyz.

#### **5. CONCERNING ORGANIZED CRIME OR CONDUCT DISTRUPTIVE OF SOCIAL ORDER**

1. Luxyz prohibits usage of its facilities by all organizations or individuals designated as being affiliated with organized crime, in accordance with the laws for the prevention of organized criminal activities, enacted March 1st, 1992. Parties being found liable to this law will be always refused usage of the premises.
  
2. Luxyz also refuses usage of its facilities by anti- social organizations and their individual members, including members of organized crime groups, radical groups, or their individual members. Luxyz will always refuse usage of its facilities and services to all such parties.
  
3. In the event any act of violence, threats, intimidation, or unjust demands occurs, offenders shall be refused usage of the accommodation immediately, as well as any future usage.



## Tokyo Accommodation

4. Individuals under the influence of drugs or alcohol or who exhibit conduct that may cause fear, anxiety or injury to other Guests, or individuals unable to care for themselves or who may be mentally unstable or of a dangerous nature, will be refused usage of the accommodation.
  
5. Luxyz will immediately refuse usage of the facilities to any individual who has caused or is causing other Guests anxiety or disruption through belligerent, loud or improper or inappropriate conduct, including those engaged in gambling or other activities detrimental to public order and morals.
  
6. Please be advised that apart from Guestrooms, surveillance cameras have been installed throughout the accommodation.

**6. PLEASE DO NOT BRING INTO THE ACCOMMODATION ANYTHING LIKELY TO CAUSE ANNOYANCE TO OTHER GUESTS OF THE ACCOMMODATION, SUCH AS THE ITEMS LISTED BELOW:**

- (1) Dogs, cats, birds and other animals or pets (seeing eye and assistance dogs permitted);
  
- (2) Gunpowder, volatile oils or other explosives or inflammables;
  
- (3) Objects emitting a foul odor;
  
- (4) Unregistered firearms, swords, drugs, or other articles the possession of which is prohibited by the laws of Japan.

**ALSO, KINDLY REFRAIN FROM:**



## Tokyo Accommodation

(5) Engaging in gambling, behaving in an indecorous manner, or committing acts likely to cause annoyance to other Guests within the accommodation;

(6) Distributing advertising or publicity materials or selling commodities within the accommodation, without prior approval;

(8) Taking photographs, films, or video tapes for business purposes without prior approval;

(9) Kindly refrain from using mobile phones anywhere likely to disturb others.

### **7. PC Internet Usage Services**

When connecting to the Internet from Guest rooms, kindly comply with and agree to the following guidelines:

(1) It is the Guest's responsibility to verify that his PC, software settings and any other peripheral equipment are compatible. Although our personnel will be pleased to offer suggestions, it is the Guest's sole responsibility in accepting or declining such counsel. Luxyz accepts no responsibility whatsoever for any problems resulting from the Guest's operation of computer equipment.

(2) Depending on the Internet service of your provider, e-mail transmissions may be restricted.

(3) PC Internet usage is the sole responsibility of the Guest. Luxyz accepts no responsibility whatsoever for any malfunctions that may occur to the Guest's PC equipment when using Internet communications, including security leaks, computer viruses and any problems resulting from misuse.

(4) In the case of any unavoidable breakdown in Internet service, accident or damage affecting Internet access, Luxyz will endeavor to restore service as soon as possible. It is, however, the Guest's



## Tokyo Accommodation

responsibility to ensure that his equipment and data are not damaged in the event of such a breakdown.

(5) If Luxyz's regulations governing PC and Internet usage are ignored, Internet access may be disconnected. Moreover, if Luxyz or a third parties suffer loss, we reserve the right to claim compensation from the offender.

The following PC communication activities are prohibited:

1. The act of violating third parties' or Luxyz's intellectual property rights;
2. The act of violating the interests, privacy, or photographic rights of Luxyz;
3. The act of infringing on data transmissions being sent to or received by Luxyz or by third parties from other providers;
4. The act of transmitting e-mails for solicitation or advertisement without permission, causing a nuisance or making threats to third parties;
5. The act of transmitting PC software virus programs, advertising or endorsing such programs or assisting others in such actions;
6. The act of corrupting public morals or damaging the reputation of Luxyz in any way; and
7. Any other act judged by the management of Luxyz to be improper.

## 8. Changes to the House Regulations



## Tokyo Accommodation

(1) These House Regulations fall under the category of fixed terms of contract (teikei-yakkan) under the Civil Code of Japan ('Code'), and any part of these House Regulations may be changed by us in accordance with the provisions of the Code if such change is beneficial to the members or necessary for a reasonable purpose.

(2) Changes to these House Regulations shall be made by posting the changes on the company's designated website and shall apply from the effective date. In the event of any changes to the House Regulations, a document or a tablet terminal stating such changes will be available in the Guest room.

Thank you for your gracious attention.

Luxyz LLC

Jan 1, 2024