



WELCOME

HOUSE RULES & GUIDEBOOK

Welcome! Thank you again for choosing to stay with us. In this guide, you will have all of the important information for your stay. If something is not here, please text/call me anytime!

PHONE #: (254) 654-2828

EMAIL: karmic48llc@gmail.com

PROPERTY ADDRESS: 2409 Stratford Dr. Temple TX
76502

We hope you enjoy your stay. The details below will help you make the most of your stay. Please make yourself comfortable and enjoy our home as much as we do.

As a host, we aim to make your stay as comfortable as it can possibly be! Our mission is to help our guests create beautiful family memories in our cozy home.

For us to do so, we would truly appreciate it if you can follow these house rules and confirm that it has been reviewed **WITHIN 48 HOURS OF YOUR BOOKING**. This is to ensure that if there is any reason the House Rules cannot be followed, you, our guest, will have the option of cancelling the booking penalty free as we have a Strict Cancellation policy.

Thank you in advance and truly appreciate your cooperation!
Mick & Karen

Wifi

□ Network name: **Stratford House**

□ Password: **temple2019**

□ What to do if it stops working for any reason. Unplug and reboot if that does not work call Mick 254-654-2828



HOUSE RULES

- No shoes within the house please - flooring is new..
- No Pets Allowed at this time
- Keep noise to a minimum after 10pm.
- **NO smoking allowed inside the home.** Extra cleaning fees to remove odor and stains may be applied.
- **PLEASE WASH YOUR DISHES** after use. If dishes are not washed, extra cleaning fees may be applied.
- Please place used towels in the bathtubs and not on the floors.**
- **PARKING** parking is provided on the driveway and front street of the house. Our driveway is suitable for sedans or smaller SUVs. If larger/longer cars or if more than two cars, you can park parallel in front of the house. **NOT ON THE LAWN.**
- Please acknowledge that from occasionally, we may leave consumables such as condiments or snacks left behind by previous guests if they are not empty. We try our best to ensure that it is not expired or stale. **HOWEVER**, ultimately, it is up to the guests' discretion and inspection to consume these items if they wish. The host does not take any responsibility for the consumables.
- **Please do not rearrange our furniture.**
- If you would like to host an event (i.e. wedding, graduation, not party), please speak with us about it first.
- If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges and in the unfortunate event of the disruptions alerting neighbors, **GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.**
- If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and **GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.**
- Keep in mind there is a Blink Video camera located outside of the house for your protection and ours. There are no camera's inside the house.
- Lastly, because this is not a hotel, and is our home, please be respectful of the property and keep it clean before you leave. (Respect our property and our things)

If you have read it this far, THANK YOU for being a SUPER GUEST!
Please reply back with this favorite quote: **"EXPECT NOTHING, APPRECIATE EVERYTHING."** So we know the house rules have been reviewed :) If you have any questions, please don't hesitate to get in touch.



Plumber: Camo Plumbing - 251-548-7154 - Bubba

Electrician: AV Electric - 254-913-4804 - Arnie

Handyman: Mr. Handyman - 254-523-6688 - Nicole

Things to Know:

□ no more than 6 guests to sleep in the property, no loud music or noise after 10pm or before 7am.

Access to Home:

□ You will be provided access upon your arrival - the code for entry will be sent to you via Text to the number you provided on Airbnb.

You will need to download the Lockly app <https://lockly.com/pages/download-lockly-app>

NO KEYS will be given out.

This allows the convenience for you to come and go as you need.



As an Airbnb, daily housecleaning services are not available. All linens (bed sheets, towels, pillow cases, etc....) are provided.

You can find extras in the master bath closet, guest bath closet and the closet as you enter the master on the left. There are additional blankets and throws in the guest room closet on the top shelf.

AC & Heat:

- Please ensure all windows and doors are closed before you turn it on. Please set temp to 73 degrees if you are leaving the property.
- Which rooms it can be found in. **All Living areas, Bedrooms and Kitchen**
- panel is on the wall as you enter the Master Bedroom

Trash Bins

- Please separate the recycling (green bin) from the general rubbish (black bin).
- Where they can be found - garage
- When and where they should be put out.

GREEN - Monday Morning Front Curb

BLACK - Thursday Morning Front Curb

- When they are collected.

Monday Recycle (no glass) Green

Thursday General Trash (Black)

Parking

□ Number of spaces available for drive-way parking is 4 Max,
no parking on the lawn.

Room by Room:

Kitchen

□ The equipment in the kitchen is easy to use, but there are a few things to note.

o The dishwasher soap can be found under the sink or in the glass bowl on the counter.

o The over has one knob that does not work - sorry for the inconvenience. All other burners work.

o The manuals for the oven, dishwasher etc can be found in the kitchen bottom drawer on the left of the oven.

Laundry

Near Front Door and Garage Entry

□ The broom, and dustpan can be found in here.

□ Washing pods and fabric softener can be found in cabinet above washer and dryer and are available for your use.

□ Again Spare linen and towels can be found in each bathroom or master bedroom closet.

□ Iron & ironing board can be found in the master bedroom closet as well.

Back Patio

□ Please place all of the outdoor furniture under the covered patio if it rains.

□ A gardener will come and water the plants once in a while. Again, please do not be alarmed if you see him, as he will let himself into the garden via the side gate. His name is Mick.

Check-Out: by 11am

We hope you enjoyed your stay with us!

- Please make a quick walk through and check the nightstand to make sure you've packed and gathered all of your belongings!
- Please leave the property as you found it.
- Please do not use the fireplace.
- Please switch off all the lights.
- Please lock all the windows and doors.
- **Please place used towels in the bathtubs and not on the floor.**
- Please strip the beds and place dirty bedding on the floor next to the bed.
- Please give us a positive review on Airbnb - many thanks!
- Check out is at 11 am and Automated - unless an alternative time is agreed with us. Once your check out time passes you will not be given access as the lock will be changed for the new arriving guests

We're always looking to improve and would welcome any suggestions and feedback.

We wish you safe travels!

Other Area Attractions

Gym - if you want a full service gym then **Planet Fitness** is the place to go - only 1.3 miles away located at 3111 S 31st - [website](#)

Transport

Hill Country Transit District - [31st St @ Scott & White Hospital Stop](#)

[Temple College, VA Hospital Route](#)

AMTRAK TEMPLE - 315 W Avenue B, Temple, TX 76501 - [website](#)

Draughon-Miller Regional Airport - 7720-F Airport Rd, Temple, TX 76501 - [website](#)

Killeen Ft. Hood Regional Airport - 8101 S Clear Creek Rd, Killeen, TX 76549 - [website](#)

HERTZ Rental Car - 3603 SW H K Dodgen Loop, Temple, TX 76502 - [website](#)

Shopping

Nearest grocery stores include:

HEB - 3002 S 31st St, Temple, TX 76502 - [website](#)

ALDI - 3310 S. 31st Street Temple, TX 76502 - [website](#)

WAL-MART Supercenter - 3401 S 31st St, Temple, TX 76502 - [website](#)

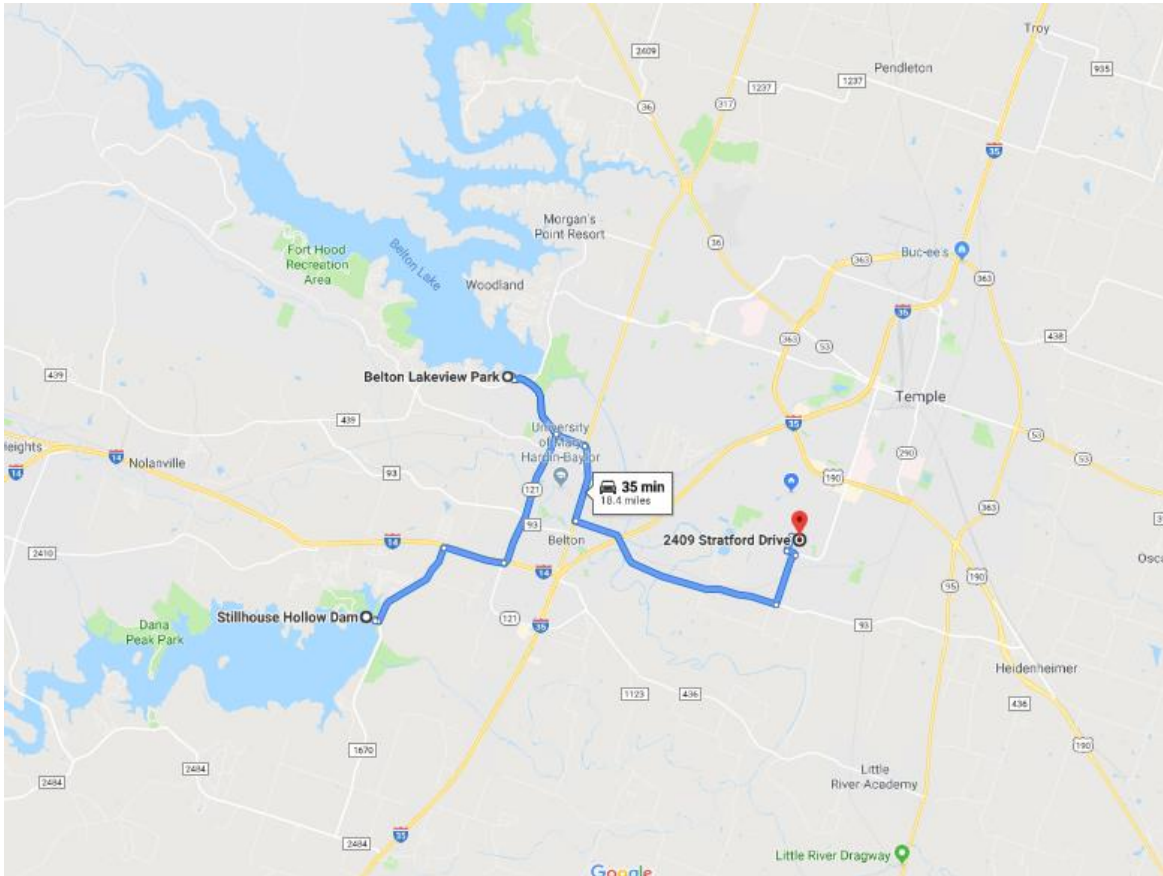
WALGREENS - 3614 S 31st St, Temple, TX 76502 - [website](#)

CVS - 2674 S 31st St, Temple, TX 76504 - [website](#)

Sightseeing in the area

[BELTON LAKE](#) - fishing, boating, camping a great place to get away and enjoy a slower pace.

[STILLHOUSE HOLLOW LAKE](#) - fishing, boating, camping one of our favorite place to go on the weekends with the kayaks and float.



***** BJ's Tasting Room** Down Town Temple - All the beer for the BJ's restaurants is brewed here in Temple and you can taste the seasonal beers - **Fridays & Saturdays only 4pm-11pm** - 602 E Central Ave, Temple, TX 76501 - [website](#)

***** 3 Texan's Winery & Vineyard** - a must visit for any wine enthusiast - known for their Estate dry reds of Cabernet, Malbec & Tempranillo - our favorites - 7536 FM2409, Temple, TX 76504 - [website](#)

Local Cafes, Restaurants & Bars



Not on the MAP Local Fave's

CROW's Burgers - WOW! - carry out only - 2302 S 57th St, Temple, TX 76504 - [website](#)

Oscar Store - 8133 Oscar Spur, Temple, TX 76501 - [website](#)

Miller's Smokehouse in Belton - get the "FIRE in The BOWL" - 300 E Central Ave, Belton, TX 76513 - [website](#)

Dead Fish Grill - on Belton Lake - horrible name - go for the lake views and happy hour - 2207 Lake Rd, Belton, TX 76513 - [website](#)

Other Useful Websites

□ News: <https://www.kcentv.com/>

□ Weather: <https://weather.com/>



EMERGENCY INFO

EMERGENCY #: 911 For any life-threatening emergency, please dial "911" for police, fire, or medical aide.

FIRST AID LOCATION: In the kitchen, in the right drawer below the microwave

FIRE EXTINGUISHER: In the kitchen below the kitchen sink.

NEAREST HOSPITAL: [Scott & White Memorial Hospital](#)

Address: 1713 SW H K Dodgen Loop #1836, Temple, TX 76502

Phone: (254) 724-2111

FIRE DEPARTMENT: [Temple Fire Station](#)

Address: 411 Waters Dairy Rd, Temple, TX 76502

Phone: (254) 298-5682

POLICE PRECINCT: [Temple Police Department](#)

Address: 209 E Avenue A, Temple, TX 76501

Phone: (254) 298-5500