House rules – [Name of your home]

Welcome! To keep you, our neighbours and the next guests happy, please follow these ten rules. Thank you!

1. Arrival and departure

• Check-in from [3 pm], check-out by [10 am]. Need a different time? Just ask – we'll say yes whenever we can.

2. Guests and visitors

• No more than [4] people stay overnight – the number you booked.

• Visitors are welcome until [9 pm] if you ask us first. They don't stay the night.

3. Quiet hours

• Please keep the noise down from [10 pm] to [7 am]: no loud music, no gatherings in the garden, on the deck or on the stairs. Our neighbours have work in the morning.

4. Smoking

• No smoking or vaping anywhere inside, including e-cigarettes. Please smoke [in the back garden] and use the ashtray.

5. Parties and events

• No parties or events, of any size.

6. Pets

• Pets: [not allowed / welcome if agreed in advance, max. 1 dog, not on the furniture]. Assistance dogs are always welcome.

7. Bins, trash and recycling

• Recycling: [blue bin – paper, cans, plastic bottles, glass]. Food waste: [small green caddy under the sink]. Everything else: [black bin]. Bin day / trash day: [Tuesday morning] – the bins go out [the night before, we'll do it].

8. Keys, doors, parking

• Lock the front door and close the windows when you go out. Lost the key? Call us straight away – not a locksmith.

• Parking: [one car, on the driveway / permit in the drawer by the door]. Please don't park [in front of the neighbours' garage].

9. Damage and problems

• Something broke? Please tell us straight away. Accidents happen, and we'd rather fix it before the next guests arrive.

10. Your details on arrival (UK – delete this rule in the US)

• Every guest aged 16 or over gives us their full name and nationality. Guests who are not British, Irish or Commonwealth citizens also give us their passport number and place of issue. UK law requires us to keep this record.

Pool, hot tub and grill (delete what you don't have)

• Pool and hot tub: open [8 am – 10 pm]. Children only with an adult. No glass and no diving.

• Grill: [gas – turn the tank valve off after use]. Never leave it lit, and never use it under the [awning].

Cameras and devices

• [There is a doorbell camera at the front door and a camera covering the driveway. There are no cameras inside the home.] [A noise monitor in the living room measures volume only – it doesn't record sound.]

Contact

• [Your first name], [your number] – or message us on [Airbnb / Booking].

• Emergency: 999 or 112 in the UK, 911 in the US. Non-emergency police: [101].

Enjoy your stay! – [Your first name]