

1330 Windsor St Independence MO 64055

To whom it may concern,

Wiseman Investment Properties would like to make the property at the above address a STR (short term rental)

It is a 3 bedroom, 1 bath home

Total square footage is 1,545

It will be able to occupy up to 12 people

There are 4 available parking spots in the driveway and 2 off street parking

Have renters take the trash out on the day that trash is picked up or if no one is renting the home on those days, the property manager will be there to get the trash out.

We will provide the safety outlines in every room for the short term rental

- Fire escape plans
- Carbon monoxide
- Child proofed outlets
- Emergency contact information for the owner and property manager will be provided
- Fire extinguishers will be provided
- Smoke detectors will be in working order

We plan to use VRBO and AIRBNB for website marketing

We would address the concerns to the renters and remind them of the "rules" for renting our property.

There is plenty of parking for 4 cars in the driveway and 2 on the street.

This home is capable of only having up to 12 guests at the home. We will provide a copy of house rules when they book and keep a copy in the residence

They will need to include all guest names and ages in the rental agreement.

There will be a deposit in place, and an added fee if extra guests over the occupancy would be staying in the property.

There will also be security cameras installed throughout the property and a relationship with the neighbors will be formed and ongoing, giving the neighbors access to the owner/property manager if disturbance issues and extra guests should arrive.

If you have any questions please reach out to

Richard Wiseman (owner)

816-878-8471

Or

Cara Cotter (property manager)

816-786-1732

Thank you for your time.