



February 3<sup>rd</sup>, 2022

To whom it may concern.

Please see the attached application for a Short-Term Rental Permit for our residential loft units located at 208 ½ W Lexington Ave, Independence, MO 64050 (2<sup>nd</sup> floor).

Our vision for the two different units in the building would include:

1. (2) 2 Bedroom Units
2. Total Occupancy would be able to sleep up to 10 individuals depending on their size / age.
3. Total building square foot is approximately 4000, with the loft rental units consisting of the second floor approximately 2,000 square feet.
4. The building does not have private parking, guests would be encouraged to park in the public lot on the west side of the building.
5. The building provides a dumpster for the tenants, located in the parking lot to the west of the building in the dumpster corral. Refuse would be removed after each guest stay, for our long-term tenants we provide instructions on the location of the dumpster for them to use as needed.
6. We acknowledge we will provide the short-term rental safety items outlined in Section 14-420-05-A
7. Marketing for short term stays would consist of primarily AirBnB.com. We may entertain VBRO.com & Booking.com in the near future.
8. Regarding loud or unruly guests, we have strict loft rules to protect the environment of our neighbors. The building contains a Minut noise & occupancy monitoring device that prevents parties, damage and neighbor complaints by automatically warning guests they have exceeded an acceptable decibel level and alerting us in real time if an issue is occurring. Learn More: <https://www.minut.com/>
9. Regarding the vehicles and parking, we make sure to let our guests know explicitly in our listing there is limited parking spaces, and they need to make arrangements to arrive in the least number of vehicles possible.
10. Regarding limiting the number of guests per visit, we require our guests to agree to a specified number of guests within our loft rules, for those who find themselves not in compliance with the agreed rules, there is a fine and immediate eviction.

We are excited to be able to host guests from all over the world right here on our amazing Historic Independence Square.

Thank You,

Travis & Abrielle Gensler