

8/15/22

Maywood is a 1960s original blond brick home located at 1430 S Maywood Ave Independence MO 64052 that we would like to turn into an Airbnb (STR).

This would be the second one as Stonehouse (1734 S Northern Independence MO 64052) has been happy and successful since it was approved a year ago and a very big hit to the Englewood Arts District as lots of families or Artists and locals have been able to stay here! We currently have 5 star reviews and the neighbors have even come on board with that this has made the neighborhood and the home even better. 🌟

Kansas City Property Solutions is a licensed management company that my husband and I own, we currently have a great track record with the city on our licensing, inspections and have done business in Independence for over 10 years (5 with out office located in Englewood at 10920 E Winner Rd Independence MO 64052)

We plan to run Maywood as a 1960s 'visit Grandma's house' family friendly Airbnb and will offer a minimum of 2 night stays (typically we have been seeing 3-6 nights per rental at Stonehouse) and can't wait for people to be able to say "I remember this!" to all of the amazing things there, including the original (cleaned and refreshed) green shag carpet.

Facts:

***There is an apartment off the side of this home (original built with home) that will not be part of the Airbnb, it is separate and has its own entrance, own electrical & rental license and a long term tenant living there).

1: 3 beds 1 bath

2: Total occupancy 7

3: 1961 sq ft

4: Driveway on the side of unit has 2 (tenant has 1 space) and front of home has pull off with 2 spaces.

5: Weekly trash service with Teds in place

6: We acknowledge we will provide safety items outlined in Section 14-420-05-A

7. Airbnb.com

8: Same as we do all our tenants, its not allowed! We screen all guests ahead of time, and let neighbors know how to reach us if there is ever a problem, we also drive by on our way to work & home from work daily to check on it, and a cleaner goes in right after they leave and anything messed up or broken is charged from their security deposit and they get a bad review on Airbnb meaning a host won't 'rent' to them again.

9: There are really only 3 spaces available but if a guest stops by (not typical as most people who stay are from out of town) then they have to let us know ahead of time. It's listed in the rules on Airbnb that only 3 vehicles are allowed on site.

10: It is part of the booking process with Airbnb, they have to list the names of their guests and even any pets so we know who is there, and we set the limit on guests, which will be 6 total including kids.

A handwritten signature, possibly "AP", followed by the date "8/15/22".

Sincerely,

April Preston

KCPS

816-739-4419