



10/05/2022

Community Development
111 E Maple Avenue
Independence, MO

Good day,

SBD Housing Solutions owns the home at 424 N Spring Street and has completed the attached Short-Term Rental permit application. In addition to the information on the application, SBD Housing is providing the following regarding the operation of the Short-Term Rental.

The 2,351 sq foot house has 4 bedrooms with a total occupancy of 8 guests. There are 2 parking spots behind the house and several spots on the north side of the house that will also be available to the guests. We are aware of the shared driveway and will put measures in place to make sure that they do not block the driveway when coming or going.

SBD is a professional property management company that manages long and short term rentals. We are excited to partner with Evolve Vacation Rental Management company for their marketing expertise and will be very hands on when it comes to any needs that arise. SBD and Evolve are aware of and acknowledge all safety requirements outlined by the City of Independence Use Regulations. Therefore, all listed items will be included.

Evolve will market the home on various websites, including AirBnB, VRBO, Booking.com, Google, Hopper, and their own website.

Evolve's management services include 24-hour support and assistance as well as monitoring of the property. SBD Housing has a 24 hour call system. Renters and Evolve will have a direct line to the on call SBD Maintenance tech that can be at the property in a moments notice for any emergencies that arise.

The rental agreement outlines occupancy standards and house rules:

NO PARTIES. No Gatherings. If this rule is broken, you WILL be made to leave and forfeit your rent.

Be kind to the neighbors. Do NOT block their parking spots / driveways.

This home is in a residential neighborhood so please observe quiet times from 10:00pm – 7:00am.

We have the right to assess a \$500 fine if these rules are violated.

(I have had success with this policy in other short term rentals. In fact, my STR home in Florida -a \$2.5M dollar home- has had no issues with neighbors voicing any displeasure and we believe that any raucous behavior can be curtailed by setting clear expectations.)



HOUSING
SOLUTIONS

1501 NW MOCK AVENUE
BLUE SPRINGS, MO 64015
816.994.9901

Any rental agreement violation may result in guests being asked to leave the property before their scheduled departure date.

Finally, Evolve will coordinate with SBD for thorough cleaning of the home in between every guest rental. The professional cleaning will ensure that all trash is collected and placed in appropriate receptacles to be regularly serviced by a licensed operator within the city of Independence.

Thank you for your consideration, and please feel free to contact me directly with any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. de Lautour'.

Marck de Lautour

816.739.0533