

To whom it may concern,

I am writing in regards to the property located at 3421 S. Arlington Ave in Independence. I want to obtain a license to operate this property as a short-term rental. I have included the required information:

1. 3 bedrooms
2. 6 occupants
3. 1250 square feet
4. 3-4 parking spaces in driveway
5. Trash service is already established with Ted's Trash Service
6. Section 14-420-05-A required safety items will be provided
7. Air BNB, VRBO, and a direct booking site
8. Noise monitors will be installed to ensure that reasonable noise levels are not exceeded. Tenants will be contacted by phone with a verbal warning. If no correction is made the property manager will visit the property to resolve noise issue or to cancel the booking and evict the guests.
9. Guests will be notified before arrival of parking restrictions. Driveway parking can accommodate one extra vehicle.
10. Cameras will be installed at all entry points. If occupancy exceeds booking request the guest will be contacted by phone to try and resolve the issue. The booking will be cancelled and guests evicted if guest is unwilling to follow occupancy guidelines.

Thank you for your time. Please let me know if there are any questions or concerns regarding this license.

Regards,  
Lindsey Martin

## Parcel Description

Address: 3421 S Arlington Ave  
Independence, MO 64052

Legal description: WUNDURVUE NO 1 – Lot 22

Acreage: .183 acres

Existing Land Use: Residential

Property Manager: Real BNB  
Cameron Ray (816) 738-0435  
2023 Washington St  
Kansas City, MO 64108

Real BNB will handle most of the operation of the short term rental. They will screen potential occupants and coordinate bookings. They will be the first contact for occupants and for neighbors with any issues. RealBNB will handle the initial addressing of any issues and I will be consulted if the first effort to resolve and issue was not successful. They have a contact available at all times to address any issues with the property. There will be a representative present at the planning meeting to answer any questions.