House Rules

19 Channing Street NE | Washington, DC

Welcome to our home! We are so happy to host you. Please review these rules to help keep the apartment clean, safe and comfortable for you, our guests and our neighbors.

CHECK-IN	CHECK-OUT	QUIET HOURS
After 4:00 PM	**By 11:00 AM**	**10 PM-8 AM**

Smoking & Vaping | STRICT POLICY

Absolutely no smoking, vaping, marijuana or drug use anywhere on the property, including indoors, the patio and grounds.

We use active air-quality monitoring and share the HVAC system with the apartment. Smoke is detected immediately.

If your trip centers around marijuana use, this property will not be a good fit.

Violation results in a $500 cleaning fee, immediate removal and no refund.

Kitchen | STRICT POLICY

The kitchenette does not have ventilation for conventional cooking. It is intended for reheating and light food preparation. **Use only the appliances provided.** Outside cooking appliances, including hot plates and griddles, are not permitted.

- The garbage disposal is for light rinsing only. Do not place large amounts of food waste in it.
- Rinse all dishes to remove food particles before placing them in the dishwasher.

Hot Tub & Outdoor Amenities

Before use

- Message us before your first use and any time you need help with setup.
- Shower before entering and avoid lotions or oils to keep the water clear.
- Use only the pool towels provided on the top shelf of the bedroom closet.
- Heat the tub about one hour before use, to 102-104°F.
- To remove the cover, unbuckle all four straps. Lift the cover rather than dragging it, and place it on the patio only.

During use

- No glass or food in or near the hot tub. Plastic drinkware is provided.

Hot tub: when finished

- Return the temperature to 99°F.
- Replace the cover and secure all four straps after use to prevent wind damage.

A $50 maintenance fee applies if contamination requires the tub to be drained and refilled.

Neighborhood Respect

- Quiet hours are 10:00 PM-8:00 AM. Keep indoor and outdoor noise to a respectful minimum.
- Only guests listed on the reservation are permitted. No parties or events of any kind.

Access & Security

- Your code works for the front and back apartment doors only. Do not tamper with shared-area locks.
- If you did not purchase rear parking, use the front entrance. The rear parking pad is reserved for the owners.
- Do not access sheds, storage closets or lock boxes.

Suitability & Children

The property is not childproofed. Stairs, elevated surfaces, shared outdoor areas and a hot tub present risks, especially for infants and young children. Please review these features and decide whether the space meets your family's needs. The apartment has a maximum of two guests; children count toward that capacity under Airbnb policy. Include everyone in your reservation details, including any infants, and message us with questions about the setup. Adults are responsible for supervising children, especially around stairs and water.

Parking & Deliveries

- Street parking is first come, first served. Follow DC parking laws, do not block driveways, alleys or hydrants, and watch for street-sweeping signs.
- Send your vehicle make, color, plate number and state for DC visitor parking registration.
- Courier deliveries such as Uber Eats are welcome. Use the instructions below:
    - Basement unit. Do NOT ring upstairs doorbell.
- We cannot accept postal mail for guests.

Damage, Cameras & Safety

- Report any damage or maintenance issue immediately, even if it seems minor.
- Security cameras are active at the front exterior and in shared outdoor areas. Do not tamper with cameras or smart devices.
- No candles, incense or open flames are allowed.

Pet Policy

Pets are not routinely accepted. Exceptions for well-behaved dogs may be considered with prior written approval; undisclosed pets are not accepted.

Service animals are welcome in accordance with Airbnb policy. The pet-approval requirement does not apply to service animals.