Hosting Rules

Hosting Rules apply to all Residents that participate in Airbnb's Resident Hosting Program (the "Program") and supplement the Program requirements found in your lease. Your lease contains other important requirements for participation in the Program.

1. Only 10% of Residents are permitted to participate in the Program at a given time. If the Program is at maximum participation, Residents who wish to participate will be placed on a waiting list.

2. To participate in the Program, you must have at least 90 days remaining on your current lease or have signed a renewal so that the total remaining lease term is at least 90 days.

3. You must occupy your apartment as your <u>primary residence</u> to participate in the Program. A primary residence is the place where a person lives the majority of the time; other factors that indicate a primary residence are the place where you are registered to vote, and the address listed on your federal and state tax returns. A person may only have one primary residence at a given time.

4. The maximum number of nights you are allowed to host during a calendar year is 60. Once the maximum number of nights has been met, your listing will be deactivated by Airbnb until the beginning of the following calendar year.

5. Host will comply with all state and local laws, rules and regulations that are applicable to Host in connection with the Program, including but not limited to, license and registration requirements, limitations on length of stays and number of Guests, and collection and remittance of all applicable taxes or fees.

6. The minimum nightly rate is $85.

7. The maximum length of a booking is 14 consecutive nights.

8. You acknowledge that the Program terms includes a payment to the building owner of 25% of the total nightly rate for each booking.

If you have questions, visit the City's short-term rental homepage, Airbnb's "Responsible hosting in the United States" webpage – local regulations section, consult a local lawyer and/or tax professional.