

Letter Of Explanation-

October 12, 22

Ken Sumner

1240 Boyle St.

STR Application-

Property has been a STR for the past 3 years. We offer one bedroom and one bath with a pull out couch that together sleeps total of 4. The home has maintenance free exterior and is fully landscaped and professionally managed. The home has one master bedroom, full stackable laundry available to all guests, one full bathroom with tub, tile surround, tile floor, water saving toilet. Home comes with full permitted electrical panel, plumbing, and HVAC. 1240 Boyle comes with one car private carport located directly behind house. The total sq. ft. of this home is 780. Full kitchen with gas range, dishwasher, undercounter lighting, tile backsplash, and microwave. Fully stocked galley with all pots and pans needed to cook for the family. The living room has several seating options including a pull out couch with full comforter and sheet/pillow options, flat screen TVs, fast speed internet connections, blankets and books, and several coffee options to grind or quick drip.

As current Superhosts and Premier Partner designated hosts we strive to keep the cleanest and most valuable stay in the metro area. We maintain a NO VENUE-NO PARTY rule that has been in place since day one of our commitment to Short Term Rental. We as the owners/operators of 1240 Boyle St also do all cleaning duties, laundry, scheduling, and guest relations-all communications go through us first-not third party and are considered 24 hour hands on. We live only a few streets away and have extensive knowledge of area hot spots, local happenings, and current challenges that can help guide a guest experience to the level we as well as Louisville expects. This property has and will maintain an exemplary record of upkeep and be a bright spot in otherwise industrially visibly poor area.

We currently comply with all transient room tax and occupancy requirements of local govt., state, and federal.

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NOV 18 2022

**PLANNING & DESIGN
SERVICES**

22-COR-0360