



# Jadore Luxury Rentals



**Discover  
our 3-step  
compliance  
protocol**

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# About Us

With our quality stays and our long standing relationships with top corporate clients, JaDore Rentals has consistently brought satisfaction to our customers as well as positive reviews to our leasing partners.



**Theo  
Barbour**

CEO, CFO



**Janae  
Barbour**

CEO, COO

# Our Team

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Theo excels in financial management and investment strategy, while Janae brings creativity and a passion for designing beautiful spaces. Together, they've built a thriving business managing short-term rental portfolios in the Carolinas.



# Why Does JaDore Have a 3-Step Guest Compliance Protocol?

JaDore was founded on a core principle of trust and respect. As a short-term rental company, JaDore obtains leases in multifamily apartment communities alongside other tenants as neighbors.

JaDore strives to accommodate the best guests and want our tenant neighbors to feel safe and secure. Additionally, our protocol decreases the risk of theft, damage, and/or criminal activity.





# What is JaDore's 3-Step Guest Compliance Protocol?

01

Criminal  
Background  
Screening



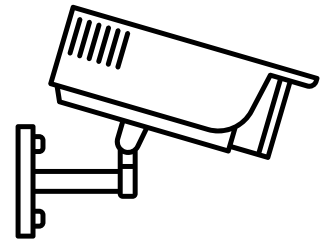
02

Comprehensive  
Rental  
Agreement



03

Preventative  
Security  
System



# Criminal Background Screening

This is the first compliance step that occurs when a potential guest requests to book with JaDore.

The primary guest on all JaDore reservations, regardless of the booking platform, is screened for criminal background.

A guest must successfully pass all levels of JaDore's screening process or their reservation will be canceled.





# How does JaDore Perform a Criminal Background Screening?

- Upon making a reservation, JaDore automatically sends an email requiring the guest to verify their identity and submit their information for a criminal background screen.
- The link provided takes them to JaDore's criminal screening tool, TransUnion Smart Move.
- The guest is asked for their full legal name, previous addresses, social security number and date of birth.
- A criminal background report is sent securely to JaDore where our Trust & Safety Manager analyzes the results and makes a decision based on JaDore's screening policy.



# What is JaDore's Screening Policy?

- No severe criminal convictions and sex offenses including but not limited to murder, terrorism, rape, assault, battery and child abuse.
- Our screening checks the OFAC list and public state and country criminal records as well as state and national sex offender registries.
- For lesser charges JaDore's screening policy takes several factors into account, such as the severity of the charge, when the charge was placed, and the type of offense.





# How is a Criminal Background Screening Performed when Booked on Other Platforms?

- All of our listings on Airbnb and VRBO require the guest to be ID-verified with a satisfactory background screening. Airbnb's verification process checks multiple facets of a guest's identity:
  - A guest's first and last name and date of birth.
  - For United States residents, certain databases of public state and county criminal records are checked, as well as state and national sex offender registries for criminal convictions and sex offender registrations. For a guest who lives outside the United States, to the extent permitted by applicable laws and to the extent available, they may obtain the local version of background or registered sex offender checks.



# How is a Criminal Background Screening Performed when Booked on Other Platforms?

- Multiple FCRA-compliant vendors are used to conduct felony conviction checks, national sex offender searches as well as global sanctions reviews including OFAC and terrorist watch lists.
- These checks cover digitized criminal court records, department of correction records, wanted lists, global watchlist records, and all available state sex offender registries that exist online in the U.S.
- In addition, they also cover domestic and foreign watch lists and sanction lists, such as domestic and international fugitives, FBI lists (i.e., terrorism, most wanted, white-collar criminals), Interpol, politically exposed persons, U.S. Dept of Treasury lists, Drug Enforcement Administration (DEA) lists, and many others.



# Comprehensive Rental Agreement

This is the second compliance step that occurs when a potential guest requests to book with JaDore.

The primary guest on all JaDore reservations, regardless of the booking platform, must legally sign off on our agreement.

The guest's signature is legally binding with timestamps and IP address.

## RENTAL AGREEMENT

### I. The Parties

This Short-Term Rental Agreement ("Agreement") made on {BCRE} is between the following: One (1) individual(s) known as {CFULL} with a mailing address the same as the Property Address. ("Guest(s)") **AND** A business entity known as **JaDore** Investments LLC (DBA "**JaDore**", "**JaDore** Properties") with a mailing address of 301 S McDowell Street Suite 125 – 1378 Charlotte, NC 28204 ("Host"). Host and Guest(s) ("Parties") agree to the following terms and conditions:

### II. The Property

The Guest(s) agrees to rent the residential dwelling with a mailing address of {PADDRM} ("Property"). The Property consists of {PBEDS} bedroom(s) and has {PBATHS} bathroom(s).

### III. Period and Guests

The total amount of individuals allowed to stay at the Property for any period will be limited to {PMAXGUESTS} people. In addition, the Guest(s) are allowed to have a total number of 0 Overnight Guests on the Property.

### IV. Start and End Dates

The term of this Agreement shall begin {BARR} and end on {BDEP} ("Rental Period").

### V. Rent

The rent due by the Guest(s) to the Host shall be in the amount of {BTAMT} due in full before check-in. Payment must be made in full to ensure availability. The total amount includes Accommodation Fare and Cleaning Fee.

### VI. Security Deposit

If booked directly with Host and not through Airbnb, VRBO, or any similar site, the Guest(s) shall be obligated to pay a Security Deposit in the amount of 50% of booking amount (rent). Upon termination of this Agreement, Host shall return the Security Deposit within a reasonable amount of time or in accordance with State law, whichever is longest.

### VII. House Rules, Fees, Taxes

1. Smoking and drug use is not allowed inside the unit, on the balcony, or in the hallways of the building. This includes vapes, weed or other illegal substances. There is a \$1000 fine if discovered.
2. Parties are not allowed in this property, including loud music. There is a fee of \$1000 if a party is discovered or if a neighbor complains on excessive noise. Quiet Hours: 10pm - 8am.
3. There is a \$50 fee per guest per night for undeclared guests.

[Sample Rental Agreement](#)

# Preventative Security System

JaDore's employs post-confirmation protocols to ensure safety of all community residents.

## Ring Camera for Front Door Surveillance

This protocol allows JaDore's Trust and Safety Manager to enforce occupancy, arms and behavioral rules.



# Preventative Security System

JaDore employs post-confirmation protocols to ensure safety of all community residents.



## Smart Lock for Access Security

This protocol controls access to any JaDore unit by providing guests with a one-time code only valid for the duration of their reservation. A separate unique code and key is given to our Partners.

# Preventative Security System

JaDore employs post-confirmation protocols to ensure safety of all community residents.



Noise and Smoke detector

This protocol allows JaDore's Trust and Safety Manager to enforce smoking and noise rules.



# Contact Us



If you have any questions, comments or concerns, find us online or reach out.



[www.jadoreluxury.com](http://www.jadoreluxury.com)



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# Thank You



We look forward to partnering  
with you.

[www.jadoreluxury.com](http://www.jadoreluxury.com)

