

To whom it may concern,

My name is Alex Akins. My wife, Meredith, and I have lived in Athens for 14 years. We have been operating as short-term rental hosts now for 4 years. In that time, we have hosted hundreds of groups across our properties while maintaining a 4.98 overall rating with Airbnb and 5.0 rating with VRBO. It is our absolute delight to provide a cozy and professional experience for all of our guests looking to visit the Classic City. This opportunity has also given my wife the opportunity to stay at home with our daughter, August, and some additional income to help us along the way.

Our listing is located in the Parkside Cottages development off of South Barnett Shoals Road near Research Drive. The FLU is Mixed Density Residential. However, our listing is part of a larger development managed by CollegeTown Properties and consisting of multiple single bedroom and double bedroom units. The vast majority of tenants will be undergraduate and graduate students at UGA and UNG per CollegeTown Properties.

1580 South Barnett Shoals Road is currently zoned as RM-2. In accordance with ACC Planning, "Property must obtain approval as a Special-Use through the Planning Commission and Mayor & Commission".

Concerning capacity, our listing will not host more than 6 individuals to avoid added strain on existing water, sewer, paved access to and through the development, electricity, and urban storm drainage. Our listing is advertised to provide lodging for a maximum of 6 individuals (x2 per bedroom / x2 on pool out sofa). However, we expect a large majority of our groups to consist of 1-4 individuals. It has been our experience as seasoned hosts that guest counts rarely exceed x2 individuals per bedroom.

We strongly feel that our listing will have 0 negative impact on the surrounding area. To ensure a high level of professionalism, we will incorporate decibel monitoring devices (Minut) and video surveillance (Ring Doorbells | exterior only). It is expressively stated multiple times in our messaging to guests and our rule book that quiet hours are from 9PM to 9AM and that groups will not exceed 6 individuals. Further, we only allow well reviewed guests into our properties. This listing will only allow 2 vehicles per group in compliance with our lease.

Our goal is to maintain a professional standard for both guests and neighbors. For all of our listings, Meredith and I provide our personal cell phone numbers should any neighbors feel the need to contact us. Our experience as hosts and the systems we have put in place make our properties incredibly low risk for any disruption within the surrounding area. We genuinely enjoy hosting in our hometown and would greatly appreciate the opportunity to continue hosting.