

Safety Policy – Rumbl Rentals

Rumbl Rentals (Rumbl Limited Partnership)

Last Updated: 12/08/2025

1. Purpose and Scope

This Safety Policy (“Policy”) outlines the safety standards, expectations, and obligations applicable to all Users (“Guests,” “Hosts,” “you”) accessing or using the Rumbl Rentals Platform (“Platform”), operated by **Rumbl Limited Partnership**, located at **P.O. Box 154, 100 Randall Road, Wrentham, MA 02093** (“Rumbl,” “we,” “us,” “our”).

This Policy applies to:

- Hosts listing accommodations
- Guests booking or staying in accommodations
- Anyone present at an accommodation during a Guest’s stay
- All behaviors and conditions affecting the safety of Users, neighbors, and communities

This Policy is incorporated into:

- Rumbl’s Terms of Service
 - Rumbl’s Host Agreement
 - Rumbl’s Guest Agreement
 - Rumbl’s Community Standards
 - All relevant supplemental policies
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2. General Safety Principles

Rumbl believes all Hosts, Guests, and community members should be protected by a clear, enforceable standard of safety. This Policy establishes minimum safety requirements for all Accommodations and behaviors on the Platform.

Key principles include:

- Maintaining safe, habitable, and lawful accommodations
- Ensuring responsible Guest behavior
- Preventing foreseeable harm
- Responding promptly to hazards and emergencies
- Complying with local laws, building codes, and health regulations
- Respecting privacy, neighbors, and community rules

Failure to comply may result in removal from the Platform.

3. Host Safety Requirements

All Hosts are responsible for ensuring their Accommodation meets and maintains Rumblr's safety standards.

3.1 Safety Devices

Every Accommodation must have:

- **Smoke detectors** (minimum: one per floor or per local code)
- **Carbon monoxide detectors** (where fuel-burning systems exist or required by law)
- **Fire extinguishers** in accessible locations
- **First aid kit** (basic contents)
- **Functional locks** on all external doors

These devices must be:

- Installed properly
- Regularly tested
- Maintained in working order

3.2 Emergency Information

Hosts must provide:

- Emergency contact numbers (local police, fire, EMS)
- Host emergency contact information

- Exit locations and evacuation instructions
- Instructions for alarm systems, fire extinguishers, or key safety systems

Instructions must be placed:

- In the Listing, and
- Inside the Accommodation (physical or digital)

3.3 Habitability Standards

Accommodations must be:

- Structurally safe
- Free of hazardous conditions
- Clean and sanitary
- Equipped with functioning heating
- Equipped with safe electrical systems
- Free of mold, vermin, or infestations
- Adequately ventilated
- Compliant with municipal rental standards

3.4 Hazard Disclosure Requirements

Hosts must disclose:

- Pets
- Allergens
- Open water (pools, hot tubs, ponds)
- Staircases, ladders, lofts, or elevation risks
- Construction nearby
- Noise expectations
- Security cameras (only where lawful and permitted)
- Environmental concerns (wildlife, weather risks, flood zones)

3.5 Prohibited Host Safety Practices

Hosts may **NOT**:

- Install cameras in private areas
- Misrepresent safety equipment
- Withhold critical safety information
- Permit Guests to stay in unsafe or unlawful conditions
- Lock emergency exits
- Provide malfunctioning appliances
- Fail to address reports of safety hazards

Rumbl may remove Listings that pose safety risks.

4. Guest Safety Expectations

Guests share responsibility for creating a safe stay environment.

4.1 Respect for Property

Guests must:

- Use appliances responsibly
- Follow posted safety instructions
- Avoid unsafe behavior
- Prevent damage to property
- Protect access credentials
- Lock doors and secure the property when leaving

4.2 Responsible Conduct

Guests must not:

- Engage in dangerous or reckless activity
- Host unauthorized gatherings or events
- Disable or tamper with smoke alarms, CO detectors, or cameras
- Use fireplaces, heaters, stoves, or grills irresponsibly
- Bring weapons in violation of local laws or rules

- Leave cooking unattended
- Overload electrical systems
- Interfere with emergency exits

4.3 Guest Communication Requirements

Guests must:

- Notify Hosts immediately of unsafe conditions
 - Report malfunctioning alarms or safety devices
 - Follow Host rules concerning pools, hot tubs, stairs, or equipment
 - Comply with local safety advisories
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5. Prohibited Behavior (Hosts and Guests)

The following behaviors are strictly prohibited:

5.1 Violence and Threats

- Physical assault
- Threats or intimidation
- Dangerous weapons use
- Extreme or reckless behavior

5.2 Illegal Activities

- Drug trafficking or manufacture
- Human trafficking
- Prostitution or exploitation
- Organized criminal activity
- Property destruction
- Use of stolen credit cards

5.3 Fire and Hazard Risks

- Indoor smoking where prohibited
- Candles left unattended

- Unsafe use of grills, ovens, or stovetops
- Disabling locks, alarms, or safety devices

5.4 Tampering with Safety Devices

- Covering cameras
- Moving cameras to face private spaces
- Removing batteries from smoke or CO detectors
- Disabling alarms

5.5 Unauthorized Occupants

- Allowing individuals not listed on the Booking
- Hosting events exceeding occupancy limits

Rumbl may suspend or terminate accounts for violations.

6. Cameras, Smart Devices, and Monitoring Equipment

6.1 Permitted Equipment

Hosts may use:

- Exterior security cameras
- Doorbell cameras
- Cameras in public/common areas (where allowed by law)
- Noise monitoring devices (non-recording)
- Smart locks

6.2 Prohibited Equipment

Hosts may NOT install cameras in:

- Bedrooms
- Bathrooms
- Sleeping areas
- Hallways leading directly to private areas

- Areas where Guests have a reasonable expectation of privacy

6.3 Disclosure Requirements

Hosts must clearly disclose:

- All cameras
- All smart devices
- Whether devices are recording or monitoring
- Location of devices

Hidden cameras are **strictly prohibited**.

7. Pools, Hot Tubs, Gyms, and Amenities

If an Accommodation includes a high-risk amenity (e.g., pool, hot tub, sauna, gym, balcony), Hosts must provide:

- Safety instructions
- Rules for use
- Any age restrictions
- Operational guidance
- Disclosures of known hazards

Guests must:

- Follow all instructions
 - Supervise children
 - Not use amenities while intoxicated
 - Observe posted hours and safety rules
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8. Children and Vulnerable Individuals

Guests traveling with children, elderly individuals, or other vulnerable persons must ensure:

- Constant supervision in hazardous areas (balconies, pools, stairs)
- Safety gates or additional precautions where needed
- Responsible use of equipment

Rumbl is not responsible for injury resulting from insufficient supervision.

9. Emergency Situations

9.1 Guest Responsibility

In an emergency:

1. Call local emergency services (911 in the U.S., 112 in the EU, etc.)
2. Move to a safe location
3. Notify the Host as soon as possible

Rumbl is *not* an emergency responder and cannot dispatch emergency services.

9.2 Host Responsibility

Hosts must:

- Coordinate with Guests on safety-critical issues
 - Address emergency hazards promptly
 - Provide accurate emergency information in Listings
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10. Safety Investigations by Rumbl

Rumbl may:

- Request photos, videos, or documentation
- Ask for written statements
- Request repair receipts
- Temporarily suspend Listings or accounts
- Conduct internal safety assessments

- Block calendars pending review

Rumbl may remove Listings or Guests when:

- Safety risks are present
- Laws are violated
- Users engage in dangerous conduct

Rumbl may share safety-related information with appropriate authorities.

11. Compliance with Local Laws

All Users must comply with applicable:

- Short-term rental regulations
- Building codes
- Fire safety codes
- Health and sanitation standards
- Minimum habitability standards
- Noise ordinances

Hosts are solely responsible for ensuring the Accommodation is legally permitted for short-term rental.

12. Safety-Related Fees, Penalties, and Liability

Rumbl may impose:

- Penalties for Host negligence resulting in unsafe stays
- Charges for Guest-initiated damages
- Reimbursement obligations for safety violations
- Listing suspensions for failure to comply

Users are liable for losses arising from:

- Illegal activity

- Property damage
 - Unsafe conduct
 - Non-disclosure of hazards
 - Misuse of safety equipment
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13. Limitation of Rumbl Liability

Rumbl is not responsible for:

- Injuries caused by Hosts or Guests
- Property conditions or hazards
- Fires, structural failures, or environmental risks
- Unsafe behaviors by Guests
- Acts of God or natural disasters
- Local emergency response availability
- Regulatory penalties incurred by Hosts

Rumbl's liability is limited as described in the Terms of Service.

14. Enforcement and Account Actions

Rumbl may take action including:

- Warning notices
- Mandatory repairs
- Listing removal
- Account suspension
- Permanent account termination
- Notification to authorities (if legally required)

Rumbl may act at its sole discretion to maintain platform safety.

15. Changes to This Policy

Rumbl may update this Safety Policy periodically.

Updates take effect upon posting.

Users will be notified of material changes.

16. Contact Information

Rumbl Limited Partnership

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