

# JASIRI VENTURES

723 West 10th Street | Unit 102 | Dallas, TX | North Oak Cliff

## Where Comfort Meets Elegance

Welcome, We are so glad you are here. At Jasiri Ventures, we believe that great hospitality blends style with simplicity. This home has been thoughtfully appointed and fully furnished so that from the moment you arrive, you feel effortlessly at ease, refined, comfortable, and truly at home. Whether you are here for a relaxing getaway or an extended stay, our goal is the same: to ensure you feel valued, well cared for, and at peace from the moment you check in to the moment you depart. Everything you need has been prepared for you. Should anything come up during your stay, we are just a message away and happy to help. Enjoy every moment, Tanya | Jasiri Ventures

**Check-In** 4:00 PM

**Checkout** 11:00 AM

**Unit** 102, 2nd door on left

**Garage Opener** Left in  
kitchen upstairs

# ARRIVAL & ACCESS

Everything you need to get settled in smoothly

## Gate and Unit Entry

<b>Gate Access</b>	Upon arrival you will see a gate on your right. Enter code C0723 and the gate will open
<b>Your Unit</b>	Walk straight. Unit 102 is the second door on your left, marked with the number 102
<b>Door Code</b>	Last 4 digits of the phone number used to make your reservation
<b>Code Active</b>	Your smart lock code activates at 4:00 PM on your check-in date
<b>Locking</b>	Press the Schlage button at the top of the keypad to lock the door from outside

**Tip: If the lock beeps and flashes red, re-enter your code slowly and press the button firmly.**

## WiFi

<b>Network Name</b>	Jasiri
<b>Password</b>	Jasiri11101

## Garage and Parking

<b>Garage Opener</b>	Your garage opener is left upstairs in the kitchen upon arrival
<b>Access</b>	You have full access to the private 2-car garage for the duration of your stay
<b>At Checkout</b>	Please leave the garage opener on the kitchen counter before departing
<b>Lost Opener</b>	\$300 fee applies if the opener is lost or not returned
<b>Closing</b>	Please ensure the garage door is fully closed each time you leave

## Rooftop Patio

<b>String Lights</b>	Feel free to plug in the string lights when enjoying the patio in the evening
<b>Gas Grill</b>	A gas grill is available for your use on the rooftop patio

<b>After Grilling</b>	Please turn off the gas knob fully after each use
<b>Grill Care</b>	Please scrape the grill after use to keep it clean for the next guest
<b>Grill Cover</b>	Cover the grill with the black tarp after use and secure it firmly so it does not blow away in windy conditions
<b>Smoking</b>	Smoking is permitted on the rooftop patio only. An ashtray and floor-standing ashtray are provided for your convenience
<b>Indoors</b>	Smoking of any kind indoors is strictly prohibited. A \$1,000 fine applies for violations
<b>Quiet Hours</b>	Please be mindful of noise levels on the patio after 10:00 PM

# HOME APPLIANCE GUIDE

Everything you need to feel right at home

## Smart TVs and Streaming

<b>Available Apps</b>	Netflix, Hulu, Disney+, HBO Max, Amazon Prime, YouTube and more
<b>Logging In</b>	You may log into your personal streaming accounts using the TV remote
<b>Important</b>	Please log out of all personal accounts before checkout
<b>Remote</b>	Press the Home button on the remote to access the main streaming menu

**Tip: Don't forget to log out of all streaming accounts before you leave!**

## Nespresso Vertuo Machine

<b>Step 1</b>	Fill the water tank at the back of the machine with fresh water
<b>Step 2</b>	Lift the lever to open the pod compartment, insert a Vertuo pod and close the lever
<b>Step 3</b>	Place your cup under the spout
<b>Step 4</b>	Press the button on top once. The machine brews automatically based on the pod size
<b>Pod Sizes</b>	Vertuo pods are size-coded: Espresso, Double Espresso, Gran Lungo, Mug and Alto
<b>After Use</b>	Used pods collect in the pod drawer. No need to empty during your stay
<b>Video Guide</b>	Search 'how to use Nespresso Vertuo' on YouTube for a quick visual walkthrough

**Tip: A curated tea selection is also available at the Coffee and Tea Bar in the kitchen.**

## EMPAVA Gas Oven

<b>Step 1</b>	Turn the LEFT knob to your desired cooking time
<b>Step 2</b>	Turn the RIGHT knob to your desired temperature
<b>Gas Notice</b>	You may briefly smell gas when the oven first lights. This is completely normal
<b>Oven Light</b>	The MIDDLE knob controls the interior oven light

<b>Rotisserie</b>	The middle knob also activates rotisserie mode
<b>Safety</b>	Ensure all knobs are fully in the OFF position when finished cooking

**Tip: If you smell gas for more than a few seconds, turn off all knobs and ventilate the kitchen.**

# HOME APPLIANCE GUIDE

Continued

## Thermostat and Air Conditioning

<b>Two Thermostats</b>	The home has one thermostat upstairs and one downstairs
<b>How It Works</b>	Hot air rises naturally so the upstairs tends to feel warmer
<b>Recommendation</b>	Set the upstairs thermostat 2 degrees lower than the downstairs for balanced comfort throughout the home
<b>Example</b>	If downstairs is set to 72 degrees, set upstairs to 70 degrees
<b>At Checkout</b>	We kindly ask that you leave both thermostats set to 70 degrees before departing. Thank you!

**Tip:** This simple adjustment keeps every room at a comfortable temperature day and night.

## Washer and Dryer

<b>Washer</b>	Add detergent to the drawer, select your cycle and press Start
<b>Dryer</b>	Clean the lint trap before each use, select your heat setting and press Start
<b>Detergent</b>	Laundry detergent is provided for your use

## Toiletries and Hair Care

<b>Toiletries</b>	Complimentary bath soap, shampoo and conditioner are provided
<b>Hair Care</b>	A blow dryer and flat iron are provided for your use
<b>Extra Supplies</b>	Extra towels and toilet paper are available in the bathroom cabinets

## Trash and Recycling

<b>Indoor Bins</b>	Small trash bins are located on the kitchen island and the lower right cabinet
<b>Large Bins</b>	Large trash bins are located in the garage
<b>Bagging</b>	Please bag all trash before disposing in the bins

<b>Pickup Day</b>	Trash pickup is every Tuesday
<b>Long Stays</b>	For extended stays, we kindly ask that you take the trash bins out on Tuesday mornings and return them to the garage after pickup. Thank you!

# LOCAL DINING AND RECOMMENDATIONS

Bishop Arts District and Oak Cliff | All rated 4.5 stars and above

## Brunch

Name	Address	Rating	Hours
Encina	614 W Davis St	4.6	Sat and Sun 10AM to 2PM
Oddfellows	316 W Seventh St	4.3	Daily 7AM to 10PM
Written by Seasons	380 Melba St	4.8	Sat and Sun 10:30AM to 2:30PM
Stock and Barrel	316 W Davis St	4.8	Saturday 10:30AM to 3PM

## Date Night

Name	Address	Rating	Hours
Atelie by The EXPERIENCE	367 W Jefferson Blvd	4.9	Wed to Sun 4PM to 10PM
Written by the Seasons	380 Melba St	4.8	Mon to Fri 5PM to 10PM
Stock and Barrel	316 W Davis St	4.8	Tue to Sat 5PM to 10:30PM
Lucia	287 N Bishop Ave	4.6	Tue to Sat 5PM to 10PM
Encina	614 W Davis St	4.6	Wed to Fri 5PM to 9PM

## Bars and Nightlife

Name	Address	Rating	Hours
Nice Mezze Cocktail Bar	233 W Seventh St	5.0	Tue to Sun 4PM to 2AM
The Branca Room (Speakeasy)	324 W Seventh St	4.8	Tue to Sun 7PM to 2AM
Atlas Bishop Arts	408 N Bishop Ave	4.6	Daily 4PM to 2AM
Bar Eden	308 N Bishop Ave	4.4	Wed to Sun 4PM to 12AM
Paradiso	308 N Bishop Ave	4.5	Daily 11AM to 10PM

# COFFEE, FITNESS AND ATTRACTIONS

The Best of Dallas Right at Your Doorstep

## Local Coffee Shops

Name	Address	Rating	Hours
<b>Davis Street Espresso</b>	819 W Davis St	4.5	Mon to Fri 6AM to 4PM
<b>Well Grounded Coffee</b>	111 W Davis St #170	4.8	Mon to Sat 7AM to 3PM
<b>Hola Cafe Dallas</b>	413 N Tyler St	4.4	Mon to Sat 6:30AM to 3PM
<b>Slow and Steady Coffee</b>	1805 S Edgefield Ave	4.6	Mon to Sat 6:30AM to 3PM

## Nearby Fitness and Gyms

Gym	Address	Rating	Hours
<b>Jungle Studio Fitness Pilates, Yoga, Strength</b>	200 N Bishop Ave #106	4.5	Mon to Fri 6AM to 9PM Sat and Sun 8:30AM to 7PM
<b>Inspire Fitness Dallas Personal Training</b>	535 W Jefferson Blvd	4.9	Open 24 Hours
<b>Oak Cliff Muscle Factory Full Gym and Classes</b>	408 W Jefferson Blvd	4.8	Daily 6AM to 10PM

## Nearby Attractions

Attraction	Distance	Time
Bishop Arts District	0.3 miles	6 min walk
Trinity Groves	2.5 miles	8 min drive
Downtown Dallas	4 miles	10 min drive
Klyde Warren Park	4.5 miles	12 min drive
American Airlines Center	4.5 miles	12 min drive
Deep Ellum	5.5 miles	14 min drive
Dallas Love Field Airport	7 miles	15 min drive

<b>AT&amp;T Stadium 2026 FIFA World Cup</b>	<b>22 miles</b>	<b>30 min drive</b>
Dallas Fort Worth Airport	27 miles	35 min drive

# HOUSE RULES

Please take a moment to review. Thank you for your cooperation.

## No Smoking Policy

Smoking of any kind is strictly prohibited indoors. This includes tobacco, vaping, e-cigarettes, marijuana, hookah, and any associated products.

**A \$1,000 fine will be applied for any violations, including smoke odor detected after checkout requiring additional cleaning.**

If you smoke, please do so on the rooftop patio only. An ashtray and floor-standing ashtray are provided for your convenience. Please smoke away from doorways and windows out of respect for the property and future guests.

## No Parties or Unauthorized Events

Unauthorized parties and events are strictly prohibited. This includes large gatherings, excessive noise, and events not disclosed at the time of booking. Only the number of guests listed on your reservation are permitted on the property at any time. Unregistered guests are not allowed without prior approval.

<b>Quiet Hours</b>	10:00 PM to 8:00 AM. Dallas city noise ordinances are enforced in this area
<b>Violations</b>	May result in immediate cancellation of your stay without a refund and additional charges

## Pet Policy

Pets are welcome with prior approval. Please notify us before bringing a pet. Failure to do so may result in cancellation of your stay.

<b>Max Pets</b>	2 pets maximum
<b>Weight Limit</b>	50 lb per pet
<b>Furniture</b>	No pets on furniture or beds at any time
<b>Cleanup</b>	Guests must clean up after their pets at all times

<b>1 to 4 Nights</b>	\$25 per pet, per night
<b>5 to 29 Nights</b>	\$200 flat fee per pet
<b>30 or More Nights</b>	\$300 flat fee per pet

**Sneaking in an undisclosed pet may result in immediate cancellation of your stay without a refund.**

## Security

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<b>Ring Camera</b>	An exterior Ring camera is in place on the property for the safety and security of all guests and the surrounding community
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# CHECKOUT AND EMERGENCY CONTACTS

Checkout at 11:00 AM | We hope you had a wonderful stay

## Checkout Steps

<b>Checkout Time</b>	11:00 AM
<b>Smart Lock</b>	Lock up using the smart lock on your way out
<b>Garage Opener</b>	Please leave the garage opener on the kitchen counter. A \$300 fee applies if the opener is lost or not returned
<b>Garage Door</b>	Close the garage door on your way out
<b>Belongings</b>	Check for personal belongings such as chargers and electronics
<b>Streaming Apps</b>	Log out of any personal streaming accounts on the Smart TVs
<b>Thermostat</b>	Kindly set both thermostats to 70 degrees before departing. Thank you!

For your convenience, we have made your checkout Chore-Free. Simply leave the opener on the counter before you head out. This small gesture helps us ensure a seamless transition for our next guests. Although it is not required, any tidying up you are able to do before your departure would be greatly valued by our cleaning staff. You are not obligated to do so at all.

Thank you for choosing to stay at Jasiri Ventures during your time here. It was a pleasure hosting you and we hope you had a wonderful experience. Should your travels bring you back to this area, we would be thrilled to welcome you once again. We hope your stay exceeded your expectations. If you loved your experience, we would be honored to welcome you back and even more honored if you shared your experience with others. Book directly on your next visit at [jasiriventures.com](https://jasiriventures.com) Safe travels and warm regards, Tanya | Jasiri Ventures

## Emergency Contacts

Service	Number	Notes
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<b>Emergency Police, Fire, Medical</b>	911	For all life-threatening emergencies
<b>Dallas Police Non-Emergency</b>	214-744-4444	For non-urgent police matters
<b>Poison Control Center</b>	1-800-222-1222	24 hour nationwide hotline

## Nearest Hospitals

Hospital	Address	Phone	Distance
<b>Methodist Dallas Medical Center</b>	1441 N Beckley Ave Dallas TX 75203	214-947-8181	2 miles 5 min
<b>UT Southwestern Medical Center</b>	5323 Harry Hines Blvd Dallas TX 75390	214-648-3111	8 miles 15 min
<b>Parkland Health</b>	5200 Harry Hines Blvd Dallas TX 75235	214-590-8000	8 miles 15 min

## Property Contact

For any questions or issues during your stay, please reach out via Airbnb message or Booking.com message. Our team monitors messages closely and will respond as quickly as possible. We are committed to making your stay seamless and comfortable. If something is not right, please tell us first and we will do everything we can to make it right.