



HIKARU

Spaces that Shine

Find out why we are the
perfect tenant.



Who is Stay Hikaru?

National corporate housing provider since 2019. We provide premier accommodations for our corporate clients.



Some of our clients include:





How does it work?

- 1) We sign a lease with you.
- 2) We pay you regular monthly rent.
- 3) We provide accommodations for our vetted corporate clients coming into town.
- 4) We take care of cleaning and maintenance of the home.



We are the **best** tenant you'll ever have.



Property, liability,
and valuables
insurance



Property kept in
for-sale condition



100% of reservations are
screened, compliant with
Fair Credit Reporting Act.



What is our screening process?

For any third party platform bookings, every guest must pass a background check, sign a rental agreement, fill out a questionnaire and provide ID.

We vet our guests carefully using this information and reserve the right to cancel any stay that flags our system.

Regarding our regular corporate clients, these guests are already verified and our corporate client is held liable for the guest.

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 Kaizen Guest Properties LLC (DBA "Hikaru", "Stay Hikaru") with a mailing address of 11281 Seaside Lane, Frisco, Texas, 75035 ("Host", "Property Manager").

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

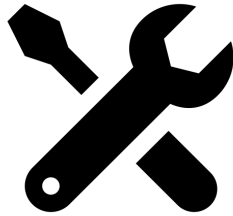
The rent due by the Guest(s) to the Host shall be in the amount of (BTAMT) due in full before check-in. Payment must be made in full to ensure availability.

The total amount includes Accommodation Fare and Cleaning Fee.

[Sample Agreement](#)



We are the **easiest** tenant you'll ever have.



Light maintenance,
touch ups regular
issues resolved by us



Your property will
be cared for like it's
our own.



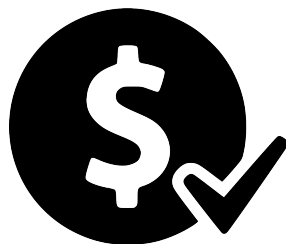
Hassle-free tenant,
contact limited to
emergencies



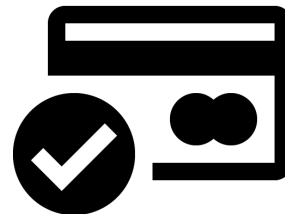
We are the **last** tenant you'll ever have.



We will rent your
home forever



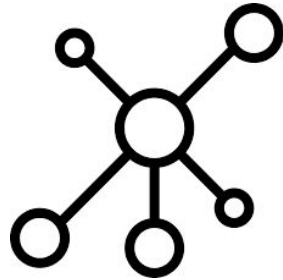
Rent secured
against \$2M of
annual revenue.



Excellent rental and
credit history



We help you **expand** your real estate portfolio.



Have access to our
network of homes
for sale across the
country



Buy rental properties with
guaranteed rental income
from us