

Hello my name is Louise Timmons and I currently rent my home on Vacation Rentals By Owners, or as we say VRBO. We moved in summer of 2010, it was my husbands and Is first home together down by the University of Louisville. We had a mother in law apartment over the garage. We tried renting the back apartment but it proved difficult to find good renters. So we decided to fully furnish it and list it on VRBO at Derby time in 2012, and we never looked back. Three years later and we are very happy with the outcome. We decided we needed a bigger home that would suit our families needs better and moved two miles down the street. **We started renting our front house as well. We are very happy with our decisions to do so and it has become my main income keeping us plenty busy .**

In this packet you will see why people stayed at our places and you can read the reviews our customers gave us. The reviews of the property are what basically keeps our business afloat.

Half of the people visiting Louisville are tourists that come with their family to see all the sites and eat in our amazing city. The other half of our customer base are travelling for work and are in town for conventions and events at the EXPO center.

I would like to repeat this is my main income and without it, I would have a very hard time maintaining my bills. Every year I report the income and I pay taxes on all of it monthly. We want everyone who does short term rentals to pay the same whether they rent a room in their home on Airbnb or rent 5 homes on VRBO. We feel it is only fair that everyone pay the same taxes for this entrepreneurial venture.

I have been a landlord since 2000. I sold my first home two years ago because I hated being a land lord. There were always emergencies and tenants drama and it became a nightmare. Every time I got into my house it was trashed. It was costing me money and taking a toll on my sanity. The Vacation Rental on the other hand allows me to go in and clean it every week and have piece of mind.

**VRBO has given me the opportunity to be self employed and very happy with a reasonable income I have been doing this for a little over three years now and I don't have any of the headaches and stress like the stress that came from the last 10 years of being a landlord.**

**\*216 inquires on house since june 2014**  
**\*575 inquiries on apartment since may 2012**

## **Reasons people stayed at our house**

My husband has a conference downtown (on Jefferson Street)

We are taking a family road trip coming from Chicago, and I wanted to show our two kids my birth state

Visit kid that lives in Louisville

I'm a Blackhawk pilot in the Texas Army National Guard and I'll be travelling to Fort Knox July 6-22 for training

Caddies working for the PGA tournament

My wife is racing in the Ironman on the 24th.

We have a small Shi-Tzu 11 lbs. How far/close is the house from The Hilton, downtown (500 Fourth St) we will be attending a conference.

I would like to book the rental for 2 of my employees who is going down Louisville, Ky for business

We are traveling from San Diego, CA to Louisville for my sisters wedding. I am pregnant so we didn't want to stay in a hotel and wanted a more homey feel while we are visiting family.

We are from Illinois and are coming in for the North American International Livestock Exposition.

I am coming home to Louisville for Thanksgiving! I currently live in PA and my 28 year old daughter lives in Texas. We will both be staying at the house and expect several extended family members to visit during the week. Your home is perfect for enjoying family and friends in my hometown. Looking forward to being home!!

I am a travel nurse looking for temporary housing in the Louisville area. i am contracted to work at Norton Hospital on Chestnut Street for 13 weeks beginning on Dec 8th. I am traveling with my husband, 2 children, and 1 dog

We are grandparents of a 4 month old whom we are babysitting while our daughter attends a confrence at the downtown Marriott

I (Karen Uyema) will be travelling with my parents (Edward and Soon Hee Oshita) and my daughter Kayla (age 10) to attend the VEX IQ Championship at the Kentucky Exposition Center.

We are planning on coming into Louisville for a girls weekend. There will be three of us (50+) girls.

2 couples from Tuscaloosa

My husband & I, with our 2 well traveled, crate trained dogs, will be visiting Louisville in May

My best friend and I are meeting up in Louisville for our annual memorial day weekend trip. We've both low key dudes that like museums and music.

we are visiting Louisville for the first time in June

Todd showed the house to My friend Kay and I last Thursday and we are so excited. We found the house clean, cozy, and very much what we were to find for our week stay in Louisville for our conference in June of 20015.

We are interested in renting your house for a family vacation

We are a family of four traveling to Louisville for a few days. Our oldest daughter (17) will be attending U of L in Fall 2016 and swimming for the Cardinals.

I have a troop of Girl Scouts.... very responsible girls going into 8th grade, so 12 and 13 yr olds. We were looking at hotels, but they cannot guarantee me adjoining rooms... then I looked on VRBO which we use for our condo in Branson, Mo. Found your home.... it looks perfect

Initially it will just be me and my wife. Our daughter and grandson (age 24) will show up later in the week for a few days

My wife and I come to Louisville a few times a year to visit my son and grand children.  
This trip our 10lb miniature dachshund will be joining us.  
We normally stay in hotels but the dog changes our needs.  
Any possible discounts for being old or retired military would be appreciated.

## **REASONS PEOPLE STAYED AT APARTMENT**

Derby

i'm the principle keyboardist for the production of Wicked that will be playing at the Kentucky Arts Center in Sept. for 3 weeks.

Ironman

I am coming to Churchill to check on my horses and go to the sale in Lexington

Hi we will be visiting our son who is attending the U of L

I'm coming in for the Southeastern Theatre Conference at the Galt House Downtown.

I am visiting my son at Bellarmine University

It looks like you have a very nice place available that just might fit my short term needs. I am relocating to Louisville and will need a temporary place to stay while I get to know the area, work, and house hunt before moving my family there from Delaware. I am looking for something furnished, quiet and comfortable between the dates listed

My husband and I are looking for a good place to stay near everything in Louisville for our 5th anniversary. We love to eat, drink, shop local, and tour historical locations; and it looks like your place is perfect for us!

we have a 9 year old wheaten terrier he is very quiet and trained we would like to have quote on the week - we are retired looking for a quiet small location - we can be reached by phone or email

My boyfriend and I are looking at a long weekend in Louisville...starting either aug 1 or 2. We were thinking about bringing our dog. You say pets considered, but I understand usually large dogs are excluded. Ours is a 2 yr old female Great Pyrenees who weighs about 80 lbs. I can tell you how great she is, but of course everyone thinks that about their dog. She is housebroken, doesn't chew, doesn't go on furniture and is super mellow. Please let us know if that is possible. Thank you.

This looks perfect. Our two young teens can sleep on the couches.

looking for a get-away to Louisville

I am an exhibitor at St. James Court and will be traveling with my sister.

We are a family of three, professional horsemen coming to Louisville from Lexington for a portion of the meet at Churchill Downs.

Could you please also let me know how far you are from the convention center? My daughter and son-in-law will be attending the agricultural show during that time.

My wife and I are looking to spend a long weekend in Louisville and your rental studio looks ideal for our needs. We'll also be bringing our dog along.

I am coming in for work for the week and while I love 21C it is a lot out of the budget and I am not crazy about the other hotels in the downtown area. Used VRBO for a recent work trip to HI and got a very nice place.

My wife and I are planning a vacation before school begins. We are considering Louisville. However, we don't know anything about Louisville. This sounds like a good, safe location.

We are relocating to Louisville (from Ohio) and hope to make our first house-hunting trip at the beginning of August. Anyway, we loved your write-up. We've had good experiences with VRBO/HomeAway, so we prefer you over a hotel

Forecastle

I have a conference in Louisville at the Downtown Marriott, but I always like to investigate lodging alternatives that will give me a better feel for the place I'm visiting. Your place looks fantastic!

My son (17 yr old) is attending the jazz summer camp at U of L and I am interested in renting your studio. I am also thinking about bringing my dog (welsh corgi) if that is allowed

I will be traveling with my family which includes 2 miniature schnauzer's 20lbs and 14lbs. They will be kenneled when we are out visiting family.

I'm planning to travel to Louisville the week prior to Derby. I am a milliner and will be doing a 3 day trunk show 4/28-4/30 at Gifthouse, a boutique on South 4th Street.

Louisville native returning home to visit family

We are coming to attend a Robotics Championship Competition at the Expo Center with my son and the location of the studio will be ideal for us.

I'm traveling by alone to watch my daughters volleyball tournament. She has to stay with her team at the downtown Marriott. Thanks, Jeff

How close is the 1612 Story Avenue and 10617 Taylorsville Rd for a wedding I will be attending over the weekend?

I'm a photographer and need a place to stay Mon, Tues, and Wed of this week (3/23 - 3/26) for an assignment.

My wife and I are coming down to Louisville from Indianapolis for a baby shower and staying a couple of nights to check out Louisville and enjoy a little get away. We travel a lot and are clean and considerate guests.

Your place looks great and is really well located for everything we want to do while we're in town.

My 15 year old daughter and I will be traveling to Louisville for our first "Mother/Daughter" spring break trip. We will be attending several plays during the Humana Theatre Festival and the musical "The Lion King". We, also, plan on visiting area historical museums. We are on a budget and the idea of being able to save money on dining out is very appealing.

I'm looking for a place to stay for a couple of days for a business trip to the National Farm and Machinery Show. I've procrastinated a bit and many of the hotels downtown are booked

looking for accommodation during national FFA convention as we have a trade show display there. No pets, no kids or teenagers and non smokers.

We would love to spend time at your lovely space -- the deck looks so inviting -- while we visit family in Louisville.

## **APARTMENT REVIEWS /MAY 2012**

### **KY DERBY STUDIO APARTMENT**

The studio apt was adorable and very practical for what we needed for our stay during the KY Derby.

### **JUST WHAT WE WERE LOOKING FOR**

My wife and I stayed at this property over July 4th and 5th and we were looking for a cozy place close to downtown Louisville for a laid back mini vacation. Todd was very accommodating and the place was "cute" as my wife put it. It was a little funny to be right next to a cemetery, but we survived without incident, lol. The neighborhood is close to U of L and a short drive to downtown. No major complaints, we appreciated the subtle touches like the Independence Day decorations and found the property clean and comfortable. I would stay there again for sure!

### **QUAINT AND COMFORTABLE**

we loved the stay here. this location met all of our needs and was within 3 miles of everything. owner was great to work with.

### **FUN WEEKEND**

The apartment was convenient and centrally located. The owners were very helpful and accommodating. Everything was clean. We had everything we needed! We have two small dogs and there was a good place to walk them. We enjoyed our visit very much and plan to return!

### **AMENITIES, FUN WEEKEND AND GOOD LOCATION**

Close enough to the airport, far enough to not be disturbed by the noise. This is a cool location. Once you understand the city's straightforward structure you'll find that you can get anywhere from the apartment by car easily. The property has all you need to spend your time in Louisville self-sufficiently. It's clean, safe, well kept and the patio is a gem for spinning down in the evening. The owners are friendly, kind and responsive. I give a clear recommendation.

### **EXACTLY WHAT I WAS LOOKING FOR**

I was in town for work for 3 weeks and couldn't have been more pleased with my accommodations here. The apartment is spacious, quite, and has everything you need to get by on. I am on the road year round and after staying in hotels all the time, this was a great escape to a little bit of normalcy. It's very accessible to anything you would want to do in Louisville. Thank you for a great stay.

### **SLIGHTLY DISAPPOINTED**

The property was essentially as advertised and the photos were accurate depictions. We did enjoy the apartment however, it was not as clean as we would have liked. For example, the mirror in the bathroom was spotted and the refrigerator and microwave both needed cleaning before use. In general, more attention needs to be paid to detail such as grouting around the bathtub and painting. The only other complaint is that although the property is listed as pet-friendly, which we greatly appreciate, there was absolutely no grass closely accessible. The location of the property is very convenient to area attractions. We especially enjoyed the tour of Churchill Downs and a relaxing drive through horse country. At the nearby Actor's Theater we thoroughly enjoyed a production of "Dracula". Although we did not find a lot of shopping in the area (other than antiques) we were impressed with all of the restaurants and nightlife available. The "Holy Grail" bar had a very unique collection of beers and appetizers in a former church making for a very unique setting. Especially good was the pretzel and beer cheese. Also, the buffalo chicken sandwich and sweet potato fries at the "Cumberland Taproom" were exceptional.

### **THREE DAY HONEYMOON**

We had a wonderful time. The Studio was close to everything and was nice and clean. Wonderful for a single person or couple.

### **LOVE THIS LITTLE PLACE**

I was forced to look for a vacation rental when hotel rooms in Louisville were sold out for a recent convention, and this place made me glad I was. The photos are accurate. The place is small but very nice and very comfortable. There's a little living area with soft couches and a flat screen (local public access television in Kentucky, whoa), the bed was large and tall and comfortable, there was still a place for a table in the kitchen. There was a coffee pot and some coffee. A previous review said that things were dirty. This is no longer the case. The fridge and the Brita within were spotless. The bathroom was perfectly fine and towels were nice. The place was also well lit naturally, and as it was over a garage in the back of another house (with its own access, however) it felt very private. The Google streetview of the address does it little justice as it shows it to be gloomy. The houses on this street are close to the college and sort of throwback. Service was great: I arrived really late and Louise still greeted me. I'd be remiss if I didn't note that the apartment is accessed by a back road (cool) and the back of it faces, across this back road, a cemetery. Some might find this a detraction. I found it to be a big, cool plus.

### **CLEAN AND CONVENIENT**

Studio was clean and had everything I needed for my stay. It was very comfortable also. Close to everything.

## **LOUISVILLE TOURIST**

This studio made a great home base for my husband, little dog and I on our first visit to Louisville - easy access from the airport, convenient parking and walking to the University of Louisville sports complexes, great coffee and eating places (don't miss NORD'S BAKERY), etc. Easy drive to grocery stores, restaurants (Zen Garden was especially nice) and attractions like the river trails, parks and so on.

The studio itself is an easy place to stay - the kitchen provided everything we needed for our cooking, and we even hosted our children for dinner a couple of times. The bed has a great mattress, comfy sleeping. Everything was nice and clean for our arrival, with tons of towels, etc. The interior design is sophisticated and urbane, with comfortable couches, a big TV and easy internet access.

It was VERY COLD outside while we were here - in nicer weather I suspect the 2nd floor deck would have been a great place to hang out. Next time for sure.

## **OK BUT NOT SPECIAL**

The apartment was just fine but not as nice as others I have used though VRBO before. Very rough around the edges, especially in the bathroom, which was crudely finished. I suppose my biggest annoyance was the lack of a bar of soap in the shower. For the price charged for a moderate size city like Louisville, I was expecting something a bit nicer. Louise was very easy to work with.

## **APRIL 2013**

Our stay was excellent. Todd and Lou were excellent host. Our trip was last minute and they were able to get us all the necessary paperwork the night before so we could check in on 4/16.

Thank you Todd and Lou!!!

## **451 BRANDEIS, LOUISVILLE, KY**

Absolutely what we were looking for, a nice clean homey getaway. Very easy and hassle free, close to everything we were looking for in Louisville, track, university, restaurants etc... The place itself was very comfortable kind of a diamond in the rough. Quiet & relaxing with all amenities including a swing out flat screen TV to view from bed or spacious kitchen. More of a bed & breakfast with Louisvilles' famous Nords bakery right around the corner. We will be back . Thank Louise Timmons for the beautiful artwork,

## **JUST PERFECT**

What a great place! And so close to everything. Lou and Todd have everything there that you could possibly need. The privacy was fantastic for us since we're night owls. ;) she was great and gave us some recommendations for food... What more can I say? It was a home away from home! We'll def. be staying there when we come back to Louisville! Thank you again, guys :)

### **GREAT SPOT**

The studio worked great. It's within a short drive of Bardstown, Cherokee Park, Churchill Downs, and downtown. The owners are very friendly and want to make sure you have a good stay. The studio is in good condition, and the private patio is really nice. We would definitely recommend this place!

### **A GREAT STAY IN LOUISVILLE**

We loved our time at the studio - great for running the track at UofL, a quick drive downtown to the waterfront for Forecastle and shopping/restaurant hopping on Bardstown Road too. The deck was so nice and private for breakfast or late afternoon beverage. Comfy bed too.

If you like music - don't miss Z Bar and The New Vintage Tavern in walking distance from East Brandeis. Thanks Louise and Todd!

### **VACTION FROM AFGANISTAN**

The accomindations were excellent, myself and my girlfriend were very comfortable. We enjoyed ourselves very much. They had everything we needed. We would not hesitate to stay again. Thanks for everthing. yours truly, David

### **BOHSIX**

The apartment worked well for our stay. It's location put us with in a short drive to the Urban Bourbon tour and Churchill Downs. We found the apartment comfortable for our week in Louisville.

### **EXCELLENT PLACE**

This place is excellent and far exceeded my expectations. The place had everything you could want in a home away from home. I would definitely stay here again should the need arise.

### **STAY FOR NATIONAL FARM MACHINERY SHOW 2014**

My husband and I stayed here for our visit to the National Farm Machinery Show and it was a great experience. Practically within 5 miles of anything in Louisville. The place was very nice and private, nice back porch (even though it was too cold outside for us to do anything outside), certainly would be great in the spring/summer! We would certainly stay again in the future! Thanks so much!!

### **DIAMOND IN THE ROUGH**

We were looking for affordable accommodations during Derby week. This Studio did not disappoint! The bed was extremely comfortable and the kitchen had everything we required. Louise and Todd were like our personal tour guides, giving us advice great advice on everything from parks to restaurants!

## **2-WEEK STAY**

Stayed for 2 weeks while attending training at Ft Knox. Studio apartment was great! Very comfortable, quiet location, easy commute to Ft Knox, close to Bardstown Rd and Cherokee Park. Lou and Todd were awesome to work with and willing to accommodate. This was a lot better than staying in a hotel for 2 weeks, and a lot less expensive! I would definitely stay here again.

## **GREAT LOCATION**

My wife and I had never been to Louisville. This was the perfect location for us. It was close to all the major attractions. Plus, the rental was very nice. It had all the amenities to make our stay a lot of fun. The owner was responsive to any questions and worked with us to make our stay great. They provided us with a list of restaurants in the area. We would definitely recommend this vacation rental to anyone wanting to stay in the Louisville area.

## **COUNTRY GIRL BRAVES CITY**

Private, safe, convenient to everything. Exactly as described and depicted. No unpleasant surprises. We are relocating to Louisville, were there house-hunting and this was a great home base for us. Todd & Louise were very responsive, impressively so! Instructions on how to get there were very clear (neither of us are city people so this was especially helpful), and Louise's restaurant recommendations were fun to read. We squeezed in as many as we could. Would definitely rent this again and recommend it. I liked being in a neighborhood rather than a Marriott or Hampton.

## **GREAT, NICELY DONE, NICE LOCATION**

The owners exhibited the right balance of being sure the property met our expectations, we knew places to go and how to get there, and that we had what we needed, all in succinct manner yet without being a bother. We heard from them once after we called for final instructions on check in (they had sent the info, I had missed it). They've done this before.

The property was very nice; being a 2nd floor garage apt with exterior stairs, we loved it; we considered it a "tree house" because the patio/deck was so heavily shaded.

Everything in the kitchen was clean and worked, stove, fridge, oven, toaster, and the 1 bath fixtures were clean and in good repair also.

It was decorated well, smelled nice, and was a quiet residential area. Living on 8 acres for more than 10 years, we had to re-adjust to city parking, but we were never without a decent spot to park.

A relative moved to the old Louisville area of town, a very charming area only a mile and a half away. U of L was even closer. We loved our stay and will do it again as events permit.

### **EXPO TRIP**

Had a great stay while in Louisville. The property was one mile from the expo center and close enough to downtown. The room was very comfortable and quiet. Plenty of space to rest and get some work done. I would recommend the property and I will probably stay again next year.

### **COZY, PRIVATE , AND CLEAN**

I stayed here while on a medical travel assignment for about 3 months. The apartment had everything I needed and more! It is super clean and well taken care of. The location is very close to downtown but is also very private. My dog and I especially enjoyed the private front porch. The owners were really friendly and accommodating!

### **VERY NICE PLACE**

Great hosts, easy to work with. The place was very comfortable and clean. I'd highly recommend.

### **SO COMFORTBLE, PRIVATE AND CLEAN**

My teenage daughter and I stayed there for a week in March. We arrived right after Louisville's big snow. The owners cleared the parking space, stairs and a path completely of all snow and ice. The loft was very comfortable. The owner brought extra blankets because of the weather without us asking. The bed was wonderful. In fact, I told the owners that the only complaint I had was that the bed was so comfortable that I didn't want to get out of it in the mornings. The sofa and love seat in the TV area were also comfortable. In fact, my daughter slept on the couch all week and loved it. Louisville had so much for us to do. But on the one day when it rained buckets all day long I really loved being able to spend time with my girl hanging out in the loft, cooking and watching movies. Before we arrived the owners sent us a list of places that we may need; such as, restaurants and grocery stores. The loft was so close to the downtown area. The loft was perfect for what we needed and wanted. If we ever go back to Louisville I hope the loft is available for us.

### **JEFF M.**

In town for a volleyball tournament. Unit is a minute drive from Expo/Fairgrounds. Nice set-up. Would definitely stay here again.

### **URBAN HIDEAWAY**

This is a very private garage apartment within walking distance of the U of L campus. Nothing fancy but extremely comfortable and, for my wife and I, a good alternative to a hotel room downtown. The bed was very comfortable. Nearby Louisville "institutions" include Nord's bakery, Check's Cafe and the gritty "Z" bar. Weather permitting, there is a large, private deck with table and chairs.

### **KENTUCKY DERBY BIRTHDAY BASH**

I must say that we had a wonderful experience with Louise and Todd. We booked almost 9 months in advance. We had great directions and a list of local food joints to check out during our stay. There were roses and bourbon awaiting us! We walked to the Derby and the Huber services were easy to navigate. Everything was clean and fit the 4 of us and our hats perfectly!!!

### **ARCHERY**

Clean- has all minor amenities; micro., coffee maker, toaster etc. quiet, easy to get everywhere. Even has those items you forget like olive oil, salt,spices. Nice little place.

### **QUICK LOUISVILLE TRIP**

My wife and I are both teachers and only had a few days off before we started Summer School. We wanted a quick trip from Chicago to a place we never explored and Louisville seemed interesting. I wanted more of a neighborhood feel as opposed to a hotel so we decided a VRBO.

This rental was wonderful and exactly what we were looking for. It was clean and modern and very spacious for a studio. The couches and bed were comfortable.

We had everything that we needed for our stay. The owners were even so helpful that they gave us a long list of bar, restaurant and grocery recommendations which was wonderful.

We were a little hesitant only because this was our first VRBO experience but it couldn't have been better!

### **EXACTLY WHAT I NEEDED**

I was in Louisville for a downtown conference and a little touring, and Louise's place was well-priced, had an unbeatable location for that price, and was a perfectly serviceable, clean, and well-appointed accommodation. I enjoyed the deck area (even though it was beastly hot out there in July), appreciated having off-street parking, and I thought the bed was amply comfy. Despite high daytime temps, the A/C worked just fine. Easy access to downtown and Churchill Downs (where I had a function to attend). Cool restaurants and bars in a reasonable walking distance. Great communication leading up to my stay. What more could I ask? Thanks!

## **HOUSE REVIEWS /JUNE 2014**

### **GREAT STAY**

My family stayed here for several nights while we were in town for a conference. The house was perfect for our stay. Inside is comfortable and cozy and the yard is nice and private. It is convenient to many attractions, including downtown and Bardstown Road. Louise and Todd were extremely friendly and excellent to work with. We would definitely stay again if we come back to Louisville. Thanks!

### **OLD KENTUCKY HOME**

The house was exactly as the pictures shown on the website. It was clean and had all the amenities we needed. When talking to the owners, they were very helpful in answering questions. Even though there were two comfortable couches in the living room, I don't feel that sleeping six is accurate. The couches did not pull out into a bed and one was a love seat, so could sleep 5 but not six adults. Otherwise we had a good time and enjoyed our stay.

If you like pizza, Boombozz was excellent. We had it twice. The breadsticks were really good too.

One thing to note, it seems like a lot of the roads are one way, but once you figured it out it was pretty easy getting to and from things.

If you are into ghosts, Waverly Hills was a great place to visit. Louisville Slugger Museum & Factory was great, and a trip to Churchill Downs was fun too. The price was right. We would stay there again.

### **JUST WHAT WE WANTED FOR OUR FAMILY GETAWAY**

My husband and our two kids were here on a family road trip. This home is just what we were looking for. It had everything we needed for a comfortable stay, including the BEST bakery and coffee house a short walk from the house, plus, great patio to enjoy our treats! This property is also in a convenient location- Easy to get to everything Louisville has to offer.

### **AWESOME RENTALS:PERFECT FOR FAMILIES**

We were so excited to see this lovely house. It had a great yard with a garden. My girls loved picking dewberries in the garden and swinging on the front porch swing. It was a great location, convenient to many restaurants.

The bathroom is connected to the smaller room. We were initially afraid that it was going to be a hassle, but it ended up working for us just fine. Charming and well stocked with basic supplies. Perfect for families that need separate rooms w/o a huge price tag.

**CONFERENCE STAY**

This is a charming quick rental for local conferences. Locations is perfect and VERY CLEAN. The owner check up on us to make sure we had everything we needed. I agree with a previous post about limited sleeping for 6 since the living room couches do not pull out to bed. But there is enough room for air mattress. This would be a perfect rental for parents that have children at University of Louisville, the house is two blocks from the college. We enjoyed our stay and would rent again. The neighborhood is very quite. The swing on the front porch was my favorite place in the evenings.

**CUTE HOUSE**

Very cute house and neighborhood and close to everything we were interested in doing!!! My only complaint is that there really needs to be some bathroom updates! There is a mold issue and that can be dangerous and a trigger for asthma which unfortunately was my issue.

**HAD ALL THE THINGS YOU NEEDED**

We were there for a conference which was downtown and only about a 7 min. drive. Everything was clean and had all the things we needed to cook with. Gas grill outside and a very nice place to sit and relax. Didn't have a problem with the bathroom issue as the viewer said in previous comments. We love to take our little boy (dog) with us and this home was a fit.

**K SIEGAL**

This property has a great location in the heart of Louisville. The home is clean and very affordable. The pictures are accurate and no surprises upon our arrival. The house is very historical and has been updated to serve the needs of most guests. I would recommend this for a vacation / getaway.

**TRAVEL NURSE**

We stayed there for 3 months. The house is clean, warm and cozy. The house was well stocked. The owners were attentive. They went above and beyond. We stayed during the Christmas season and they even loaned us Christmas decorations and a tree. It was more than we could have asked for. Amazing people, definition of southern hospitality. The fenced in yards were great for my kids and family pet. The house is in a convenient location. I would highly recommend this property to stay. We would definitely stay there again!

**COMFORT**

We had a great stay. The bed and futon were extremely comfortable. We were babysitting a 6 month old while our child was attending a conference. The location was great. Walking distance to the univ. of Louisville athletic facilities. Convenient parking and easy access to I-65. The kitchen was clean and well stocked. Short walk to a nice bakery and vintage music bars. Host was accessible and helpful. The only reason for not five stars was the the ravages of winter had left the neighborhood in an dreary state.

**GREAT STAY**

We had a great time in Louisville. The rental property was in an excellent location with restaurants near by, and the home itself was very accommodating. Our dog enjoyed the back yard, as did we. The owner provided lots of information about the area including maps and brochures that were very helpful. All in all, a great stay!

**DERBY**

I would like to thank Louise for a great 4 days in Kentucky. The house was in a perfect location for everything we wanted to do. All of her suggestions were spot on and Louise went over and beyond helping us with our questions eating ,driving etc... The house was quaint and very clean! A nice surprise was roses and a bottle of spirits on arrival!!! If you are looking for a small nice clean place to stay with a wonderful host, you will love this place!

**GREAT LOCATION AND PERSONABLE OWNERS**

My parents, daughter and I stayed here for 10 days. We thought the location was great. There are a lot of eating places close by. Of all the home away/VRBO rentals we've stayed at, this was by far the best stocked. There really was everything we needed and then some. The house even had dishwasher tabs, shampoo, conditioner, bath soap, and even a toothbrush set in case you forgot one. One of the best features is the shower. I was sad to return to my own home because of the shower. The water pressure was strong and the drain was fantastic. I hate when I go to a hotel and the shower water pressure is weak or the drain backs up or is slow to drain. One other thing is that the hot water was REALLY hot. Burning hot, but this was a good thing to me because I enjoy hot showers. The owners are very considerate and genuinely nice. I really liked having a eating guide, a list of restaurants and reviews of them. We tried 2 of the places on the list and enjoyed them.

My dad slept on the futon sofa bed and had no complaints. My daughter and I enjoyed the master bed and all the pillows. A fantastic location with considerate owners.

### **YOU CAN GO HOME AGAIN!**

My husband & I, along with our two fur babies, had the pleasure of staying at this property during our return visit to Louisville to see family & old friends. We found it to be perfect for our needs, with comfortable furnishings, a great king sized bed, and well stocked kitchen. We have stayed in numerous vacation rentals and none were as well stocked as this, with laundry & dishwasher supplies as well as paper products and toiletries. The fenced in yard provided our fur babies a safe outdoor area to enjoy the spring weather and they loved getting to walk the neighborhood and meet new people and animals. The location gave us easy access to many of the places we wanted to visit and we were thrilled to find a fantastic coffee shop right around the corner! Although we were familiar with the area, Louise thoughtfully included a list of restaurants and grocery stores as well as cab companies for her renters. On Sunday we hosted family & friends for brunch in the backyard and everyone commented on how charming and comfortable the home was, it truly is a gem! We do return home to Louisville fairly regularly and hope to take advantage of Louise & Todd's hospitality again.

### **LOVELY HOME, GREAT LOCATION, QUIET NEIGHBORHOOD**

We stayed at this lovely home in May the week before the Derby and were pleasantly surprised at our good find! The home is located in a quiet neighborhood, comfortable beds, clean, and homey. There is a lovely yard and a charm to the two-bedroom that shows the owners love for the place.

We were close to everything! Easy access to downtown, the university, Churchill Downs, and restaurants. Our hosts were responsive and helpful. We will recommend this home to our traveling friends and suggest it to other travelers as well.

### **PERFECT FOR A TRIP TO LOUISVILLE**

Stayed here with my best friend for a few nights while we ran around Louisville and saw the sights. Great little house, centrally located to lots of fun stuff and pretty much either walking distance or a 5 minute drive from everything you could possibly want to do. We grilled out the first night in town and the kitchen was well equipped and all of the appliances were nice and in perfect working order. This place is so much better than any hotel you could possibly stay at. I highly recommend it.

The house was immaculate, comfortable and such a refreshing place to stay. I can't recommend it enough. I hope to visit again soon as I know my wife would absolutely love it.

### **GREAT PLACE**

This house was perfect for our needs in Louisville! Convenient to different parts of the city, close of University of Louisville. Very nice to walk in the neighborhood. The back yard was great and although we didn't use the grill it would be a great extra for those wanting a BBQ. The kitchen was well furnished, including coffee, tea and cream. There was a good amount of spices/herbs to use. My mother (90 years old) and I stayed there and it was perfect for what we needed. Grocery and pharmacy a 5 minute drive. Close to U of L walking track that was great! Felt very safe in the neighborhood.

### **MOST AMAZING HOME TO STAY IN WHILE IN LOUISVILLE!**

My friend, Kay and I rented this awesome home while working the National SkillsUSA Conference. It was just the right size and had everything we needed. I think we enjoyed the front porch the most!! That was our relaxing place to have a cup of coffee in the morning and a glass of wine when we got home. So much better than sending a week in a hotel!!!! It was close to so many places like grocery store, fair grounds, Churchill Downs, etc. Thank you Louise and Todd for your generosity. Hopefully we can rent it for the same time next year!!!!!!!!!!!!

### **COZY HOME**

Clean spacious home with big backyard served our needs. Loved the swing on the front porch. Used it a number of times to put my little one to sleep.

My wife was very happy with the how clean the entire kitchen was.

Owners have thought of everything one would need while staying at their place (insect repellent, detergent, umbrella, tourist info, full containers of sugar and coffee, etc)

Owners were readily available for any questions.

Would definitely recommend this place.

### **CUTE, CLEAN, COMFORTABLE, WE WILL BE BACK**

Needed a place to stay close to my kids, the house was a mile south and perfect.

Needed a dog friendly place for our 8lb little girl. She loved the fenced yard.

House was clean and furnished well.

Floor plan was unique, the king bed was in the front of the house and the bathroom was off of the room with the futon.

We used the swing on the front porch most evenings.

### **GREAT LITTLE HOME**

This home is clean, and had plenty of towels for a small group. It is a small home, in an older neighborhood. The neighbors were quiet. It was a great place for us to stay.