Property Access

Complete Guest Guide

Welcome & Check-in — University Villa

Welcome to University Villa — 4BR | 2BA

? We are delighted to have you as our guests and hope you feel comfortable and relaxed during your stay

Living Room



Explore an elegant and bright living room, combining comfort and modern decor conducive to relaxation.

Bedrooms:



Discover a soothing and stylish bedroom, offering a plush bed and refined decor for restful nights in an intimate atmosphere.

Kitchens:



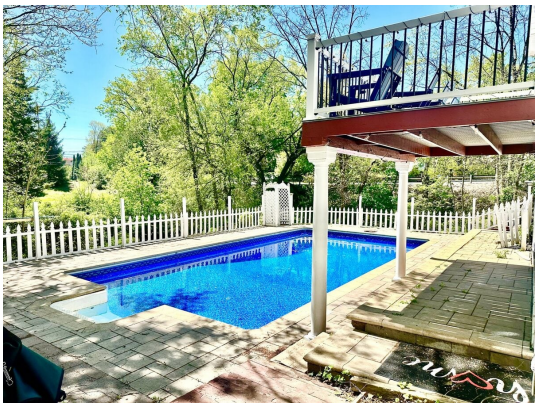
Explore our practical and aesthetic kitchens. This home features a kitchen with modern layout, high-end appliances, and a welcoming dining areas.

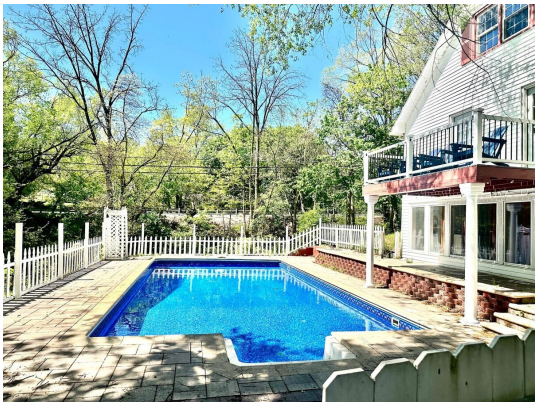
Screen Porch:



Step into a beautifully decorated screened porch designed for comfort and relaxation. With inviting chairs, warm touches of decor, and a peaceful ambiance, it's the perfect spot to unwind, sip your favorite drink, and enjoy the fresh air.

Pool:





Indulge in some relaxation with the in-ground pool, the perfect centerpiece for your outdoor escape. Surrounded by comfortable lounge chairs and equipped with BBQ grills for easy outdoor dining, this space is made for sunny days, good food, and great company.

? QUIET HOURS: 10:00 PM – 8:00 AM

Please be respectful of neighbors and keep noise levels low during these times.

If there's anything you need, please don't hesitate to let us know. May your time here be filled with joy, warmth, and wonderful memories. Have the best stay!

Check-in Instructions

Self check-in with keypad.



? Please note that we may not be able to accommodate early check-ins due to cleaning and preparation schedules. However, if you arrive early and we are done cleaning, you're welcome to drop off your luggage and explore the area until your check-in time. If you have any questions or need assistance, feel free to reach out. We want to ensure your check-in process is smooth and stress-free.

Last 4 digit of renters Cell# followed by the unlock icon.



Door Code

The door code for your stay is: Last 4 Digit Cell#

Parking

Parking available - Driveway/ 3 parking spaces.

Important Info

Accessing the WiFi

Scan QR code to visit

Property Rules

Scan QR code to visit

Keys

The lockbox code will be communicated to you prior to checkin.

The Neighbourhood

Stay Info — Amenities & Departure

Check-out Instructions



? Check-out: Time is at 12:00 PM (noon) on the day of your departure. We kindly ask that you adhere to this time to allow for cleaning and preparation for our next guests. If you require a later check-out time, please let us know in advance, and we'll do our best to accommodate your request, depending on our availability for an extra charge.

Thank you for staying with us!



- ? Bedrooms: Place any used towels in the laundry basket provided (located on each floor). Leave used beds unmade, we'll take care of stripping the linens. Put any extra blankets and pillows back in the closet.
- ? Kitchen: Wash and put away any dishes you used. Wipe down counters if there were any spills. Remove all food from the fridge (unless unopened & you think the next guests might enjoy). Please do not leave the oven or stove on, please double check they're turned off.
- ? Living Areas: Put all throw blankets and pillows back in place. Use the baskets provided for decorative pillows & please don't use them for sleeping.
- ?? Trash: Place all trash in the main bin outside (please tie up bags securely). Recycling can be placed in the marked bin next to the trash.
- ? Lock Up: Make sure all doors and windows are closed and locked. The smart lock will auto-lock when you leave, but you can also press the lock button manually just to be sure.

Amenities

?? Each bedroom includes:

• Fresh linens

• Extra pillows

• Closet or hanging space

• Nightstands with charging access

Please do not remove linens from the property.

Sleeping Arrangements

- Bedroom 1: 1 king bed
- Bedroom 2: 1 queen bed
- Bedroom 3: 1 queen bed
- Bedroom 4: 1 queen bed
- Living room 1: 1 couch, 2 air mattresses, 1 Sectional Couch,

? 2 full bathroom

- 2 Showers—1 Bathtub

Essentials

? WiFi

WiFi Name: (UniFamilyVilla)

Password: (Welcome@4922)

If connection issues occur:

• Restart modem/router

• Contact host if problem continues

- -1 living area
- - 5 Smart TV's

?Kitchen

- 1 Kitchen Fully equipped for your stay:

• Refrigerator & freezer

• Stove & oven

• Microwave

• Coffee maker

• Pots, pans & utensils

• Dish soap & dishwasher pods

Please clean up after use and avoid putting grease down the drain.

Entertainment

Outdoor

- - Private outdoor pool - available seasonally, open 24 hours, pool toys
- -BBQ Grill
- -Fire Pit
- -Lounge Chairs
- -Deck and chairs off bedrooms

Safety

- - Carbon monoxide alarm
- - Smoke alarm

Other

- - Free parking on premises
- - Washer
- - Free dryer – In unit
- - Exterior security cameras on property for safety
-

Kitchen & Other Areas

?This exceptionally spacious and flexible home is ideal for large groups who want room to gather—and room to spread out. It includes dual living spaces, two fully equipped kitchens, and a screened-in porch.

How-To Guides

????Pool Area

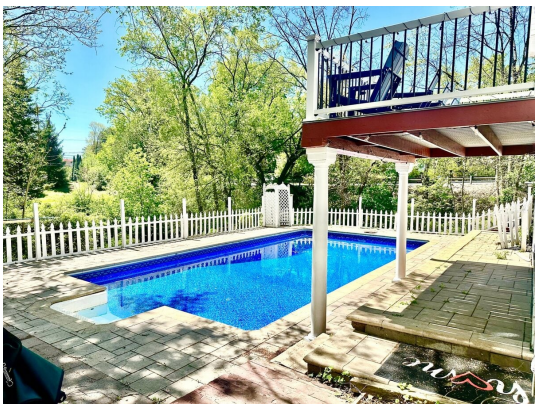
? Bbq Grill

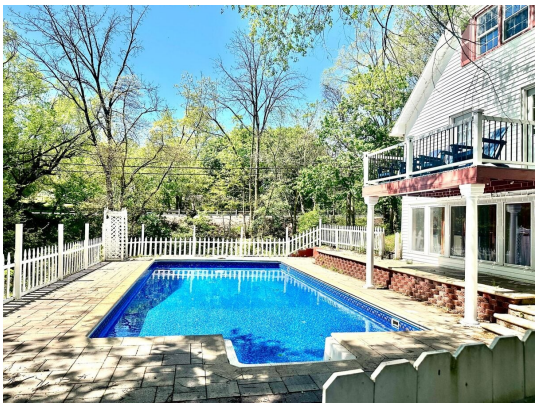
?Washer & Dryer

?Fireplace

? House Technology & Smart Features

????Pool Area





?? **SAFETY FIRST**

We want everyone to have a fun and SAFE time at the pool. Please take a moment to read this section carefully, especially if you're traveling with children.

GUIDELINES:

Depth: 3.5 ft–8ft Children must be supervised AT ALL TIMES when near or around the pool.

NO DIVING ALLOWED

- Use the pool at your own risk
- No glass or bottles in the pool area
- Clean up the area after each use
- Private us of the pool use must be reserved in advance

? **IMPORTANT:** This property may not be suitable for families with very young children due to the open-access pool area. Please use extreme caution and always supervise minors closely. The pool is not gated or covered, and the deep depth makes it dangerous for non-swimmers.

? Bbq Grill

BBQ USE:

- Grill is available for registered guests only
- Please clean thoroughly after each use
- Guests must provide their own propane
- BBQ use is NOT an excuse to host a gathering or party

To use:

- Check propane tank is connected and valve is open (turn counterclockwise)
- Open the grill lid before igniting
- Turn burner knobs to HIGH and press the igniter button
- Wait for flame, then adjust temperature as needed
- Preheat 10-15 minutes with lid closed before cooking

After grilling:

- Turn all burners to OFF

- - Close propane tank valve (turn clockwise)
- - Leave lid open for 5 minutes to cool, then close
- - Please clean grates with the wire brush provided

?Washer & Dryer





We offer 2 Laundry area's with a washer and dryer available 1 on the main floor and 1 in the basement.

Washer:

1. Load clothes (don't overfill)
2. 2. Add detergent to the dispenser (detergent provided)
3. 3. Select cycle and press Start

Dryer:

1. Clean the lint trap before each use
2. 2. Transfer clothes from washer
3. 3. Select heat setting and press Start

Please don't leave wet clothes in the washer overnight. Detergent and dryer sheets are provided.

?Fireplace

Indoor fireplace located in the living room.

To use:

1. Make sure the damper/flue is open before starting a fire
2. 2. Place kindling and logs on the grate
3. 3. Light from the bottom using provided matches or lighter
4. 4. Keep the fireplace screen closed while fire is burning

Safety:

- Never leave a fire unattended
- - Keep children and pets at a safe distance
- - Make sure fire is fully out before going to bed
- - Close the damper once fire is completely out and cool.

? House Technology & Smart Features

? Smart Devices

This home is equipped with modern technology designed to make your stay comfortable and convenient. Most devices can be adjusted remotely if needed—just send us a message and we'll be happy to help.

?? Smart Thermostat

The home uses a smart thermostat to keep the space comfortable. You are welcome to adjust the temperature during your stay, and we can also assist remotely if needed.

? Smart Lighting

Some lights in the home are automated for convenience and security.

? Deck Lights

The deck lights are on a timer and automatically turn off at 1:00 AM. If you would prefer them to turn off earlier or later, just let us know and we can adjust the schedule.

? Motion Sensor Lights

The back floodlights near the pool and shed are motion-activated for safety and nighttime visibility. If they seem to activate too often or not enough, we can adjust the sensitivity.

? Smart Entry

The home uses a secure keyless entry system so you can check in easily without needing physical keys. Your unique access code will be provided before check-in.

? Wi-Fi

High-speed Wi-Fi is available throughout the entire home so you can easily stream, work, or stay connected during your visit.

? Smart TVs

The home features Smart TVs so you can log into your favorite streaming services such as Netflix, Hulu, Disney+, and more using your personal accounts.

Use the Vizio remote power on TV (Top Right Button)

Press power ONE time, it takes a moment for the TV to wake up and load - you may see a message thats says SmartCast is loading continue to wait until SmartCast loads and the home screen is loaded - you can use this to select apps but the Fire Stick has several free services for you to enjoy during your stay and it is also easier to use

- To Access The Fire Stick:

Using the Vizio TV remote - press input on top left - use square direction pad to scroll over to Fire Stick, once highlighted press circle button to confirm selection - Fire Stick will load the home screen.

-Occasionally it will say No Signal and returning to SmartCast with a 10 second countdown, when this screen is displayed press the middle of the circle on the Blue Fire Stick remote and this usually wakes up the Fire Stick and it will load.

-Using the Blue Fire Stick remote you can select any app or video you want to watch. Some video apps will require an account to use, if you have an account and want to use that service, login using your credentials to gain access.

-Prime Video & Peacock are provided for your entertainment!

These have been loaded on the header as "Favorites" use the navigation button to move to the right and select the app using the center button inside the circle. You can also use the designated buttons on the bottom of the remote to quickly load any of those 4 apps.

-Some pointers for those unfamiliar with the Fire Stick remote:

The circle is used to navigate throughout the screen, it has Up, Down, Left, and Right and the middle is the confirm or "OK"

House Rules

House Rules

- Check-in after 2:00 PM
- Checkout before 12:00 PM (noon)
- ? Guests & Gatherings • No parties or unauthorized gatherings. Any unapproved party or get-together will result in a $500 penalty and immediate cancellation of the reservation without refund. • Only registered guests are allowed on the property. Please ensure your reservation accurately reflects all visitors, including those not staying overnight. • Exterior security cameras are in place to verify guest count. If additional unregistered guests are detected, the reservation may be canceled with no refund.
- ? Smoking & Substances • No smoking or vaping of any kind inside the home. A $500 cleaning penalty applies if violated. • Illegal drugs are strictly prohibited. If suspected, authorities may be contacted and the reservation will be terminated immediately.
- ? Booking & Verification • No third-party bookings. The person who books must be staying at the property. • Government-issued ID and a valid contact number may be required for verification.
- ? Pets (With Prior Approval Only) • Pets must be disclosed at the time of booking and approved in advance (breed disclosure required). • Pets are not allowed on furniture and must be kenneled when inside the home. • Pets may not be left unattended or roam freely indoors or and must be on a leash outdoors. • Owners must clean up after pets immediately. • Failure to follow pet rules may result in an additional $500 cleaning fee.
- ?? Comfort & Utilities • Please keep the thermostat set between 70–75°F to help maintain system efficiency. • A $50 fee may apply if settings are adjusted outside this range.
- ? Events • Small, approved events (e.g., weddings or graduations — not parties) may be considered with prior written approval. • Any unapproved event that results in excessive cleaning, noise complaints, or neighbor disturbances may lead to immediate termination of the stay without refund and additional charges.
- ? Check-Out & Occupancy • Guests are considered short-term occupants only and do not acquire tenant rights. • Failure to check out by the agreed-upon time may be treated as trespassing, and authorities may be contacted if necessary.

Explore Area

Dining

Elizabeth's An Bistro

Farm-to-table American bistro on Market Street serving locally sourced lunch and dinner. A Lewisburg favorite with creative seasonal dishes.

La Primavera Italiano

Family-owned Italian restaurant and pizzeria in downtown Lewisburg. Great pasta, pizza, and Italian classics. Call (570) 523-1515.

Sushihanna

Asian fusion sushi bar at 528 Market St. BYOB, generous portions, fresh fish, and very reasonable prices. Closed Wednesdays.

Bull Run Tap House

Classic American pub with wings, burgers, nachos, and salads. Great casual spot for groups. Local craft beers on tap.

Amami Kitchen & Espresso Bar

Italian-style coffee and creative breakfast/lunch dishes in downtown Lewisburg. Perfect morning stop before

exploring town.

Towne Tavern

Popular local spot for burgers and BBQ. Relaxed atmosphere, good for families and groups after a day exploring Lewisburg.

Elizabeth's An American Bistro

Farm-to-table fine dining on Market St. Creative American menu with seasonal ingredients. Reservations recommended for dinner.

Activities

Buffalo Valley Rail Trail

A 9.5-mile paved trail from Lewisburg to Mifflinburg through pastoral farmland. Great for walking, biking, or jogging. Two breweries along the route.

Lewisburg Historic District

One of the best-preserved 19th-century communities in America with 871 historic buildings. Walk the downtown murals, browse independent shops, and enjoy the small-town charm.

Campus Theatre

Historic 1941 art deco single-screen movie house in downtown Lewisburg. One of the few remaining in the country. Catch a film in a beautiful setting.

Street of Shops

Indoor shopping village in a restored historic Woolen Mill. Over 40 independent stores with clothing, jewelry, pottery, books, toys, and homemade candy. Open 7 days a week.

Weis Center for Performing Arts

Beautiful performing arts venue on the Bucknell University campus. Check their schedule for concerts, dance, theater, and speaker events — many are free or low-cost.

Penns Cave & Wildlife Park

America's only all-water cavern, about 30 minutes away. Boat tours through the cave plus a wildlife park. Great family day trip, on the National Register of Historic Places.

Walk the Buffalo Valley Rail Trail

9.5-mile paved trail to Mifflinburg through farmland. Two breweries along the route.

Lewisburg Farmers Market

Open Wednesdays 8am-3pm year-round. 100+ local vendors with fresh produce, Amish baked goods, meats, and handmade items. 499 Fairground Rd, 5 min drive.

Places

Lewisburg Historic District

This charming district features beautifully preserved buildings and homes, showcasing the rich history of Lewisburg.

Shopping

Street of Shops

Restored 1860s Woolen Mill with 40+ specialty shops under one roof. Antiques, home decor, clothing, and local goods. 524 St. Mary St, 5 min from property.

Emergency

Emergency Information

? Emergency Information

??? Emergency (Police / Fire / Ambulance) Call 911

? Non-Emergency Assistance

Please contact your host directly:

? Ph/Tx: (570) 799-8260

? **Email:** info@bjfraz.com

? Thank you for staying with us

? Whether you're in town for a weekend getaway, family visit, or special event, we hope this cozy home becomes part of your favorite travel memories.

We’re glad you’re here and are just a call or message away If anything needs attention during your stay, please reach out right away, we want you to be comfortable!



Check-Out

Check-Out Time

Please vacate the property **before 10:00** .

Please see below further checkout instructions.



? Check-out: Time is at 12:00 PM (noon) on the day of your departure. We kindly ask that you adhere to this time to allow for cleaning and preparation for our next guests. If you require a later check-out time, please let us know in advance, and we'll do our best to accommodate your request, depending on our availability for an extra charge.

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House Rules — All Units

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Quiet Hours

10:00 PM–8:00 AM. Please respect neighbors and keep noise levels low during these times.

Noise

Quiet hours: 10:00 PM–8:00 AM. Please respect neighbors and keep noise levels low during these times.

Fire Pit & Outdoor Safety

Fire Pit & Outdoor Safety (continued)

Outdoor Fire Pit

An outdoor fire pit is available for registered guests at this property.

For your safety, please turn off the propane tanks after each use.

Quiet hours are 10:00 PM–8:00 AM. Please keep outdoor noise low and respect neighbors.



Rubbish & Recycle

Before you check out, we kindly ask that all indoor bins be emptied. As the cleaner may not arrive immediately after your departure, this helps keep the space fresh and free from unwanted odors or pests.

Guest Access

Guest Access



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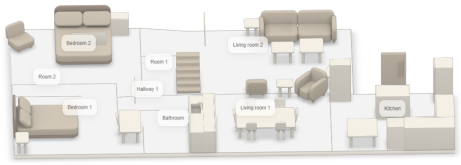
Last 4 digit of renters Cell# followed by the unlock icon.

Room Layout

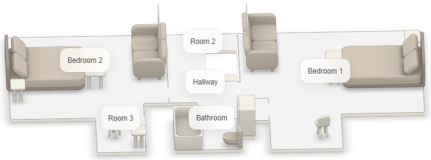
Bedoom Layout

Please see the attached floor plans

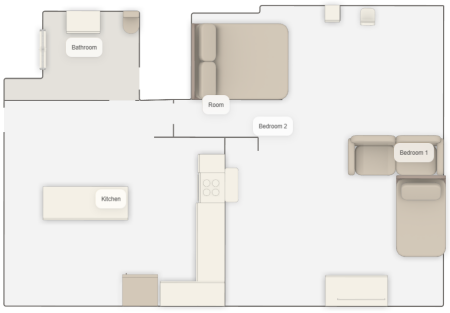
Main Level



2nd Floor



Lower Level



WiFi Details

Accessing the WiFi

WiFi Login Details



Please use the following details to connect to our complimentary WiFi

WiFi Name: UnifamilyVilla

WiFi Password: Welcome@4922

Wifi Troubleshooting

Troubleshooting

Please check you are connected to the correct WiFi network **UnifamilyVilla** . Try different locations in the property, and if it's still not working, please try turn on Airplane mode and turn off your wifi, then turn it on and try again.

If it still doesn't work, please read out and we will attempt to troubleshoot further.

How to use...

Entertainment

TV

? TV & Google Chromecast Guide

Turning on the TV

1. Press the Power button on the TV remote.
2. The smart TV may take a few seconds to boot up.

Selecting the Input Source

1. Press the Input or Source button on the remote.
2. Use the arrow keys to scroll and select the correct input:

- HDMI 1 – For standard TV or satellite
- HDMI 2 (or Chromecast) – For Google Chromecast
- Apps – If using a built-in Smart TV

Watching Netflix & Other Streaming Apps

- The TV has built-in apps, press the Home or Smart Hub button and select Netflix, Disney+, or YouTube from the menu.
- If using Chromecast, open the app on your device and cast the content as described above.

Chromecast

Using Google Chromecast

1. Make sure the TV is set to the HDMI input where the Chromecast is connected.
2. Open the streaming app (Netflix, YouTube, etc.) on your phone, tablet, or laptop.
3. Tap the Cast icon (?) in the app and select the TV's name from the list.
4. Your content should start playing on the TV!

Watching Netflix & Other Streaming Apps

- The TV has built-in apps, press the Home or Smart Hub button and select Netflix, Disney+, or YouTube from the menu.
- If using Chromecast, open the app on your device and cast the content as described above.

Troubleshooting

Troubleshooting (continued)

Troubleshooting

- No Signal? Double-check that the TV is set to the correct HDMI input.
- Chromecast not showing? Ensure your device is connected to the WiFi network.
- App not working? Try restarting the TV and your device.

For any issues, feel free to reach out! Enjoy your stay! ?

Kitchen Appliances

Stove

If the stove isn’t working, try holding down the LOCK button for 3–5 seconds to disable the safety lock.

If it still doesn’t turn on, ensure you’ve placed a pot or pan on the element—our stove uses induction technology, which requires a compatible metal cookware item to activate.

If neither of these steps resolves the issue, turn the oven off at the main switch located behind it, wait for 10 seconds, and then turn it back on.

Weather

Weather Report

Weather Forecast

Weather

Scan QR code to visit

Contacts

Phone Numbers

Our Phone Number

You may call, text or reach out to us via the booking app you booked through

Accident / Emergency

[redacted]

Fire: 911

[redacted]

[redacted]

Health

In an emergency, call nine one one (911) and ask for an ambulance.

Book Direct & Save

Save 10%

Direct Booking

Save 15% or more by booking direct!

Purchase

Products

Products

{{upsell_products_all}}

Book Activities

Viator Activities

View Available Activities

Activities

Scan QR code to visit