

THE RESIDENCY · 30 NIGHTS AND LONGER

Furnished executive residences on Main Street, Sheridan

Two residences on the second floor of a 1910 building in downtown Sheridan, for corporate assignments, locum tenens contracts, and relocations. One flat monthly rate. No lodging tax at 30 or more continuous nights. One invoice, net 30.

RESIDENCE	SIZE	PARKING	MONTHLY RATE	DEPOSIT
The Aspen Suite 202	2,400 sq ft · 2 bed · 3 bath	Private 2-car garage	\$4,800	\$4,800
The Onyx Suite 201	2,200 sq ft · 2 bed · 2.5 bath	Reserved space at the building	On request	One month

Per month, all-inclusive. Minimum 30 continuous nights. Both residences are second floor by stairs; there is no elevator. Pets and smoking are not permitted. Occupancy up to 4 in either suite.

Included in the monthly rate

- Flat monthly rate
- No lodging tax at 30+ continuous nights
- Biweekly housekeeping and linen refresh
- All utilities and wifi
- Reserved parking
- A named account contact
- Monthly invoicing, net terms, W-9 on file
- Mid-stay check-in
- Flexible extension

Lodging tax: not charged

Short-term lodging in Sheridan carries 13% in tax (6% sales, 7% lodging). Wyoming exempts lodging sold to the same guest for 30 or more continuous days from both sales tax and lodging tax. At The Aspen's rate of \$4,800 per month, the amount not charged is:

30 nights	\$624
90 nights	\$1,872
180 nights	\$3,744
12 months	\$7,488

Exemption stated on every quote, agreement, and invoice.

Terms at a glance

Invoicing	Monthly, in advance, on the 1st
Payment	Net 30 from invoice date
Methods	ACH, check, or card
Extension	Month to month, 14 days' notice
Early departure	30 days' notice, prorated
Documents	W-9 and certificate of insurance provided with the quote

ACCOUNT CONTACT

Wyo Stays · named contact
assigned at booking

PHONE / TEXT

(307) 763-5449

Answered the same hour, 7 am – 9 pm, seven
days

EMAIL / WEB

contact@wyostays.com

www.staymainexchange.com/corporate

The Main Exchange

Invoicing and payment terms · The Residency

Terms

Issued September 8, 2026

These terms apply to every Residency of 30 or more continuous nights at The Main Exchange and are incorporated into the residency agreement. Where the signed agreement differs, the agreement controls.

- 01 Parties.** The residence is provided by Wyo Stays, a licensed Wyoming real estate brokerage ("Wyo Stays"), to the company or individual named on the agreement ("Client"). Wyo Stays' legal name, address, and TIN are on the attached W-9.
- 02 Rate and inclusions.** The monthly rate is the full charge for the residence: electricity, gas, water, trash, fiber internet, reserved parking, and biweekly housekeeping with linen refresh. No cleaning fee, resort fee, or utility reconciliation. Partner services arranged on request (groceries, transportation, dining, guides) are billed to the occupant directly by the provider, not by Wyo Stays.
- 03 Invoicing.** Rent is invoiced monthly in advance on the first of each month. The first invoice, covering the first month and the deposit, is issued at signing and is due before arrival. Partial months are prorated by the day.
- 04 Payment.** Net 30 from invoice date. ACH and check carry no fee. Card payments carry the processor's fee, passed through at cost and shown on the invoice. Balances more than 30 days past due accrue a late charge of 1.5% per month on the outstanding amount.
- 05 Taxes.** Wyoming exempts lodging sold to the same guest for 30 or more continuous days from both sales tax and lodging tax. Residencies of 30 or more continuous nights under one agreement are invoiced without sales or lodging tax, and the exemption is noted on each invoice. If a stay ends before 30 continuous nights for any reason, the stay no longer qualifies and the applicable tax (currently 13%) becomes due on the full stay and will be invoiced.
- 06 Deposit.** One month, refundable, returned within 14 days of departure, less any documented damage beyond ordinary wear or unpaid balances.
- 07 Extension.** Month to month at the same rate with 14 days' notice, subject to availability. Wyo Stays will hold the residence for a likely extension where it reasonably can once notified.
- 08 Early departure and cancellation.** 30 days' written notice; rent is prorated to the notice date. Before arrival, cancellation with 30 or more days' notice receives a full deposit refund; inside 30 days, the deposit is retained.
- 09 Occupancy and use.** Up to 4 in either suite. Residential use only. Pets and smoking are not permitted. Under a corporate agreement, Client may rotate its own personnel through the residence; Client remains responsible for the agreement and its occupants.
- 10 Insurance.** Certificate of insurance available on request; renter's or corporate liability coverage required. Wyo Stays' certificate of insurance is attached and Client may be named as certificate holder on request.
- 11 Access and services.** Keypad entry; codes are issued the morning of arrival. Text (307) 763-5449: answered the same hour, 7 am – 9 pm, seven days, emergency line after hours. Housekeeping is scheduled with the occupant; a mid-stay check-in near the midpoint. Both residences are second floor by stairs.
- 12 Governing law.** Wyoming. Venue in Sheridan County.

Client — name, title, date

Wyo Stays — name, title, date