



VACATION RENTAL MANAGEMENT AGREEMENT

This Agreement is entered into as of __/__/____, by and between:

Feel'in Salty Vacation Rentals, P.O. Box 436, Riverview, FL 33569

Manager/Host Name: Steven Ritter, (hereinafter referred to as "Manager")
and

Property Owner: _____, (hereinafter referred to as "Owner")

1. PROPERTY DESCRIPTION

The Owner hereby appoints the Manager to exclusively manage the short-term rental operations of the following property (hereinafter referred to as "Property"):

Property Address: _____

Bedrooms/Bathrooms: ____ Bedrooms ____ Bathrooms Sleeps ____

Property Type: Residential / Vacation Beach Home

2. TERM OF AGREEMENT

The term of this agreement shall be: 15%

☐ **One Year** beginning on __/__/____ and ending on __/__/____

☐ **Two Years** beginning on __/__/____ and ending on __/__/____

3. MANAGEMENT FEE

The Manager shall receive a fee of **15%** of the **gross rental income** generated from the property during the term of this agreement. Fees are deducted before Owner payouts.

- Additional maintenance or repair costs will be discussed with the Owner before execution unless in case of emergency.
- \$50 Admin/Management Fee charged to *Guests* per Booking of 8 or less guests.
- Management collects at the end of every month.

4. SERVICES PROVIDED BY MANAGER

The Manager agrees to perform the following duties:

- Advertise and market the Property on major vacation rental platforms.
- Manage guest inquiries, bookings, check-in/check-out, and customer service.
- Collect rental income and remit the Owner's share monthly.
- Coordinate cleaning and maintenance services.
- Provide monthly reports detailing income, expenses, and repairs.
- Maintain Licenses needed by Local and State Governments.

5. OWNER'S RESPONSIBILITIES

Owner agrees to:

- Maintain property in safe, habitable condition.
- Ensure utilities, internet, and cable (if applicable) remain active.
- Approve major repairs over \$_____ unless an emergency.
- The Owner must continue to pay Property Mortgage, Property Taxes, Insurances, and Tourism Taxes.

6. TERMINATION

Either party may terminate this Agreement with **30 days' written notice**. A 30-day notice is required from either party to cancel any existing reservation. Unless a major repair is necessary or natural disaster occurs. The Owner is responsible for any cancellation fees.

- A 30-day notice is also required to terminate this Agreement. All booked reservations and management fees at the time of termination must be honored, and the Manager is entitled to fees and commissions for those bookings.
- In the event this Agreement is terminated for any reason, any reservations or bookings secured by the Management Company prior to the effective date of termination shall remain subject to the Management Company's compensation. The Property Owner agrees that for all such reservations existing at the time of termination, the Management Company shall be entitled to receive the agreed-upon management fee percentage, along with any applicable guest booking fees, for each reservation. Said fees shall be paid by the Property Owner to the Management Company in accordance with the terms of this Agreement, regardless of the termination of this Agreement, for all bookings originally procured by the Management Company prior to the termination date.

7. SALE OR TRANSFER OF PROPERTY

If the Property is sold or transferred during the term:

- This Agreement shall transfer to the new owner, who will be given the option to continue under the same terms.

8. INDEMNIFICATION

The Owner agrees to indemnify and hold harmless the Manager & Feel'in Salty Vacations Rentals LLC from any claims arising from the Property except for willful misconduct or gross negligence on the Manager's part.

9. ENTIRE AGREEMENT

This document constitutes the full agreement between all parties. No oral or other written agreements shall have force unless stated here or agreed to in writing and signed by all parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Feel'in Salty Vacation Rentals/Management

Print Name: Steven R Ritter / President

Sign Name: _____

Date: ____/____/____

Property Owner/Client

Print Name: _____

Sign Name: _____

Date: ____/____/____