



Vacation Rental Management Agreement

This Vacation Rental Management Agreement ("Agreement") is entered into as of the date of execution ("Effective Date"), by and between **Feel'in Salty Vacation Rentals** ("Manager") and the undersigned property owner ("Owner").

1. Appointment of Manager

Owner hereby appoints Manager as the exclusive manager of the vacation rental property or properties listed in **Exhibit A** (each, a "Property") for the purpose of marketing, managing, and operating the Property as a short-term or vacation rental.

2. Term of Agreement

Initial Term – One (1) Year

The initial term of this Agreement shall be **one (1) year**, beginning on the following date and ending on the following date:

Start Date: _____

End Date: _____

Management Fee During Initial Term: _____ %

Extended Term – Two (2) Years

Following the Initial Term, this Agreement may continue for an additional **two (2) year term**, beginning and ending on the following dates:

Start Date: _____

End Date: _____

Management Fee During Extended Term: _____ %

Unless otherwise terminated in accordance with this Agreement, the terms and conditions herein shall remain in full force and effect during any extended term.

3. Management Fees

3.1 Promotional Management Fee (First Year)

Manager shall charge Owner a **promotional management fee of ten percent (10%) of gross rental revenue** for the Initial Term, applicable **only to the first ten (10) properties that sign up under this promotional offer**.

3.2 Management Fee Increase After First Year

Upon completion of the Initial Term, and **on the one (1) year anniversary of the Effective Date of this Agreement**, the management fee shall automatically increase to **twelve and one-half percent (12.5%) of gross rental revenue**, without the need for further notice or amendment to this Agreement.

3.3 Administrative / Manager Fee Per Booking

In addition to the management fees stated above, Manager shall charge a **per-booking administrative/manager fee**, assessed based on guest count as follows:

- **Property bookings of six (6) or fewer guests:** Fifty Dollars (\$50.00) per booking
- **Property bookings of seven (7) or more guests:** One Hundred Dollars (\$100.00) per booking

These administrative/manager booking fees shall be **deducted from the Owner's monthly payout** and **taken at the end of each month**, reflected as a separate line item in the Owner's financial report.

4. Gross Rental Revenue Defined

"Gross Rental Revenue" shall mean all rent and rental-related income collected from guests for the Property, excluding refundable security deposits, government taxes, and third-party platform fees collected directly by booking platforms.

5. Manager Responsibilities

Manager shall use commercially reasonable efforts to:

- Market and advertise the Property on appropriate booking platforms;
- Coordinate reservations and guest communications;
- Arrange cleaning and routine maintenance services;
- Collect rental payments from guests;
- Provide Owner with periodic financial reporting.

6. Owner Responsibilities

Owner agrees to:

- Maintain the Property in a safe, habitable, and code-compliant condition;
- Provide necessary access, keys, and information to Manager;
- Maintain appropriate insurance coverage for the Property.

7. Independent Contractor

Manager is an independent contractor and not an employee, partner, or joint venturer of Owner.

8. Indemnification

Owner agrees to indemnify and hold harmless Manager from any claims, damages, or liabilities arising out of the ownership or condition of the Property, except to the extent caused by Manager's gross negligence or willful misconduct.

9. Termination

Either party may terminate this Agreement by providing **thirty (30) days' written notice prior to termination becoming effective**. All obligations incurred prior to termination shall survive termination.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the **State of Florida**.

11. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements or representations.

12. Owner Financial Obligations

Owner shall remain fully responsible for payment of the Property's **mortgage, property taxes, insurance premiums, and all monthly utilities** throughout the term of this Agreement.

Owner is also responsible for **any cancellation fees** charged by booking platforms or guests, regardless of reason.

13. Expenses Advanced by Manager

Manager may, at its discretion, pay certain expenses related to the operation, maintenance, or guest services of the Property on behalf of Owner.

All such expenses **advanced by Feel'in Salty Vacation Rentals shall be reimbursed to Manager from the Owner's next payout**. Each reimbursed expense shall be **clearly itemized and described in the financial report provided to Owner on the date of payout**.

14. Owner Approval Limit for Expenses

Owner hereby authorizes Manager to incur individual expenses up to the following amount without prior approval:

Approved Expense Limit: \$ _____ per occurrence

Owner Initials: _____

Date: _____

Expenses exceeding this amount shall require prior Owner approval, except in the case of emergency repairs necessary to protect the Property or guests.

15. Sale or Transfer of Property

In the event the Property is sold or otherwise transferred during the term of this Agreement, this Agreement **shall remain in full force and effect** and shall be **assigned to the new owner**, who shall assume all terms and obligations herein.

If the sale or transfer occurs during the Initial Term, the new owner shall continue under the **ten percent (10%) management fee for the remainder of the Initial Term**. Upon expiration of the Initial Term, the management fee shall automatically increase to **twelve and one-half percent (12.5%)**, consistent with Section 3 of this Agreement.

Signatures

OWNER:

Name: _____

Signature: _____

Date: _____

MANAGER:

Feel'in Salty Vacation Rentals

Authorized Representative: _____

Signature: _____

Date: _____

Exhibit A – Property Description(s)

Property Address: _____

Number of Bedrooms: _____ Number of Bathrooms: _____

Additional Notes: _____

Exhibit B – Termination Notice Requirements

Either party may terminate this Agreement with **thirty (30) days' written notice prior to termination becoming effective.**

Feel'in Salty Vacation Rentals (813) 442-2272 feelin.saltyvacations@gmail.com

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