STYLE VACATION HOMES BY LOUIS SHAW

VACATION HOME MARKETING & MANAGEMENT AGENCY AGREEMENT

Between

LOUIS SHAW, LLC
d/b/a Style Vacation Homes
(Hereinafter referred to as "Manager," "SVH," or "Style Vacation Homes")

And

Property Owner: _____

Property Address: _____

Mailing Address: _____

Email: _____

Telephone: _____

Agreement Date: _____

INTRODUCTION

This Agency Agreement ("Agreement") is entered into between Louis Shaw, LLC, a New Jersey limited liability company doing business as Style Vacation Homes ("Manager" or "SVH"), and the undersigned property owner ("Owner"). Owner desires to engage SVH to provide vacation home rental marketing, reservation processing, guest communication, property coordination, and, where selected, additional vacation rental management services.SVH is a specialized vacation home rental services company providing marketing, reservation, guest relations,property coordination, and related services. SVH is not being engaged under this Agreement as a real estate brokerage.

The parties agree to the following terms and conditions.

1. SCOPE OF APPOINTMENT & EXCLUSIVITY

Owner hereby engages Louis Shaw, LLC, doing business as Style Vacation Homes, to market and provide the selected vacation rental services for the property identified in this Agreement ("Property").

The marketing arrangement is exclusive to SVH during the term of this Agreement. Owner agrees not to independently advertise, list, or engage another vacation rental marketing or management agency to advertise or procure reservations for the Property during the Agreement term, except for dates or arrangements expressly approved in writing by SVH.

SVH utilizes centralized reservation management to coordinate property availability, rental rates, marketing, and confirmed bookings across applicable advertising and reservation platforms. This includes the Style Vacation Homes website and third-party vacation rental platforms. Listings appearing on platforms such as VRLBI, VRBO, and Airbnb may be managed as part of the same centralized marketing arrangement.

Centralized management allows SVH to maintain consistent property information, coordinate availability and pricing, manage guest inquiries, and reduce the risk of conflicting reservations or double bookings.

Owner retains the right to use the Property for personal purposes, subject to the availability requirements and any dates already committed to confirmed guest reservations.

Availability Requirement: Premium Showcase properties must make available to SVH no less than 80% of the eligible rental dates for the applicable rental period. The parties will identify the property's available rental calendar and any excluded dates in writing.

Seller Leaseback / Owner-Use Exceptions: Any pre-existing seller leaseback, owner-use, or other agreed-upon excluded dates must be disclosed to SVH in advance and identified in a written schedule attached to this Agreement. For example, a two-week annual seller leaseback may be excluded from SVH's marketing availability if the dates are agreed upon by both parties.

The written schedule will identify whether these excluded dates are outside the 80% availability calculation. Any additional owner-use dates must be communicated and approved in advance and may not interfere with confirmed reservations.

If Owner fails to make the agreed-upon availability available to SVH, SVH may seek reimbursement for applicable third-party advertising expenses and other documented services already incurred, subject to the terms of this Agreement.

2. DUTIES & RESPONSIBILITIES OF MANAGER

SVH will provide marketing, reservation, guest communication, and property-related services according to the management option selected by Owner.

The following services are included in both management options:

A. Property Familiarization

SVH will become familiar with the Property, including its features, furnishings, amenities, sleeping arrangements, rental capacity, location, and general presentation. This information will be used to prepare accurate marketing materials and communicate property details to prospective vacationers.

B. Marketing & Advertising

SVH will market the Property through appropriate advertising channels, which may include:

- StyleVacationHomes.com.

- VRBO.
- Airbnb.
- VRLBI.
- Other applicable vacation rental websites and advertising platforms.

The specific platforms used will depend on the property's listing setup, eligibility, and marketing strategy.

SVH will prepare and maintain the property's marketing presentation, including property,descriptions, amenities, photographs, rental information, availability, and other applicable listing details.

C. Reservation Processing

Reservation processing includes:

- Responding to rental inquiries and prospective guest questions.
- Communicating rental rates, property details, rental terms, and house rules.
- Coordinating reservation confirmations and required lease documentation.
- Providing and tracking required reservation documents and payments.
- Maintaining reservation records and booking information.
- Communicating with guests before, during, and after their stay.

D. Guest Qualification

Guest qualification is separate from the administrative processing of a reservation. SVH reviews available information to assess whether a prospective guest appears appropriate for the Property and its rental requirements.

This may include reviewing:

- Compliance with occupancy limits and rental requirements.
- Available guest references.
- Available local tenant complaint information accessible to homeowners and property managers.
- SVH's internal guest rating and reservation history.
- Available guest reviews and ratings on third-party platforms.
- Identity-verification information and guest history made available through the applicable reservation platform.

SVH does not represent that a credit check, criminal background check, or other formal screening investigation is performed unless such a service is separately agreed upon in writing.

E. Guest Communication & Concierge Assistance SVH provides guest communication and assistance throughout the reservation process, including:

- Responding to guest questions and inquiries.
- Communicating check-in instructions and property access information.
- Providing house rules and applicable property guidelines.
- Coordinating required reservation documents and payments.
- Assisting with questions or concerns that arise before arrival.
- Coordinating communication with the homeowner when necessary.

Additional concierge assistance may include personal shopping, grocery shopping services, special-needs requests, and coordinating specific guest preferences or accommodations when available.

SVH's goal is to provide responsive guest service, encourage positive rental experiences, and support the overall reputation and rental appeal of the Property.

3. MANAGEMENT PROGRAMS & INCLUDED SERVICES

Owner must select one of the following management programs. The selected program determines the processing fee and the additional services available under this Agreement.

OPTION 1: PREMIUM SHOWCASE WITH INSPECTIONS

15% Processing Fee

The Premium Showcase with Inspections program includes the following:

A. Premium Showcase Marketing Services

- Professional marketing presentation of the Property.
- Website property page creation and maintenance.
- Property marketing through applicable vacation rental platforms.
- Management of online advertising and listing information.
- Professional property photographs and marketing content.
- Rapid response to guest inquiries.
- Reservation processing and guest qualification.
- Guest communication and concierge assistance.
- Access to applicable guest damage-protection and travel-insurance options through the reservation process, subject to provider availability, eligibility, and terms.
- Homeowner access to the Bookerville Owner Portal.
- Property rental setup guidance.
- Coordination of professional photography and staging.
- One complimentary, one-hour home design consultation with Louis Shaw following execution of the Agreement.

- A 20% discount on Louis Shaw Design services.
- Access to qualifying Louis Shaw Design Trade Program vendor discounts, generally ranging from 10% to 30% depending on vendor and order size.

B. Turnover Inspections

Scheduled turnover inspections are included at no additional per-inspection charge.

Turnover inspections are performed around scheduled guest departures and arrivals to help monitor the property's condition, identify visible concerns, and confirm that the home is properly prepared for incoming guests.

The inspection responsibilities include:

- Checking light bulbs and batteries throughout the home.
- Testing televisions and verifying Wi-Fi connectivity.
- Checking plumbing fixtures and water pressure for apparent concerns.
- Inspecting and servicing the grill and replenishing propane as needed.
- Checking trash arrangements and proper disposal.
- Identifying minor repairs and addressing them when appropriate and within the agent's capabilities.
- Checking furnishings, appliances, and amenities.
- Visually checking pools and hot tubs for general condition and cleanliness, removing minor surface debris when possible, and reporting apparent maintenance or functionality concerns.
- Confirming that the Property is properly set up and presented in accordance with its SVH marketing description, photographs, amenities, and sleeping arrangements.

Turnover Agents also inspect the Property following guest departures and before incoming reservations to identify visible damage, missing items, cleanliness concerns, and maintenance issues.

Reports and photographs are used when applicable to document the property's condition and bring concerns to the homeowner's attention. This documentation may also assist in supporting an applicable damage-protection or insurance claim.

Turnover inspections are visual and general-condition inspections. They do not constitute professional inspections of plumbing, electrical, structural, pool, hot tub, or other specialized systems.

C. Additional General Services & Home Visits

Additional general duties or home visits requested by or approved by Owner that fall outside the scheduled turnover services will be billed separately:

- First hour: **$65**

- Each additional hour: **$55**
- Travel fee: **$75**

Examples may include additional property visits, homeowner-requested errands, additional setup duties, and other general property-related tasks outside the services included in the program.

Specialized services, including plumbing, electrical work, and other professional repairs, are billed separately at the applicable service-provider rate.

D. Property Services & Expenses

Under the 15% program, regular scheduled cleaning and turnover services are included as described in this Agreement. Additional ongoing property-service coordination, bill payment management, and general maintenance management are not included as standard services.

Services or expenses arranged by SVH outside the included services will be invoiced to Owner. Once payment is received, SVH will process payment to the applicable service provider or vendor.

Owner remains responsible for arranging and paying for linen services under this option.

E. Design Services

Owner receives one complimentary, one-hour home design consultation with Louis Shaw following execution of this Agreement.

Additional design services are available at the discounted rates established through Louis Shaw Design. The homeowner receives a 20% discount on qualifying design services and access to applicable trade discounts.

OPTION 2: FULL VACATION RENTAL MANAGEMENT

20% Processing Fee

The Full Vacation Rental Management program includes all applicable Premium Showcase and scheduled turnover inspection services described under Option 1, together with the additional services below.

A. Premium Showcase Marketing Services

All services included under Option 1, including marketing, advertising, reservation processing, guest qualification, guest communication, concierge assistance, professional photography and staging, and scheduled turnover inspections.

B. Complimentary Home Design Consultation

One complimentary, **two-hour home design consultation with Louis Shaw** following execution of this Agreement.

Owner also receives a 20% discount on qualifying Louis Shaw Design services and access to qualifying vendor discounts through the Louis Shaw Design Trade Program.

C. Routine Off-Season Property Inspections

SVH will conduct four scheduled off-season property visits during the applicable off-season period.

These visits are intended to monitor the general condition of the Property, identify visible maintenance concerns, and bring items requiring attention to the homeowner's attention.

Written inspection reports will be provided to Owner outlining observations, concerns, and recommended follow-up where appropriate.

These visits are general visual inspections and do not replace professional inspections or specialized maintenance services.

D. Bill Payment & Regular Property-Service Management

SVH offers coordination and bill-payment management for approved property-related services, which may include:

- Pool and hot tub services.
- Indoor and outdoor pest control.
- Lawn and landscaping services.
- Regular cleaning services.
- Other recurring property services agreed upon by Owner and SVH.

SVH will coordinate approved service providers, monitor scheduled services, and facilitate payment of approved property expenses in accordance with the agreed-upon payment arrangement.

E. Outside Maintenance & Repair Coordination

SVH will coordinate outside, non-regular maintenance and repair services on behalf of Owner.

This may include arranging qualified service providers, scheduling repairs, communicating reported issues, coordinating access to the Property, and following up on the completion of work.

Specialized work, including plumbing, electrical repairs, and other professional services, is billed separately at the applicable provider's rate.

Following specialized work or repairs, SVH will provide Owner with a report outlining the work performed, actions taken, and reported resolution.

F. Additional General Services & Home Visits

Additional general duties or home visits requested by or approved by Owner that fall outside scheduled turnover services will be billed separately:

- First hour: **$45**
- Each additional hour: **$40**
- No additional travel fee applies.

Specialized professional services are billed separately at the applicable service-provider rate.

G. Linen Service Coordination

SVH partners with established linen service providers on Long Beach Island and can coordinate linen services on behalf of guests and homeowners. Under this option, SVH coordinates linen arrangements and manages applicable payments on behalf of the homeowner and guest, as agreed for the particular reservation.

H. Property Expense Management & Optional Prepaid Retainer

Homeowners enrolled in the 20% program may elect to establish a designated property expense arrangement to cover approved property-related services, maintenance, and recurring expenses.

If discussed and mutually agreed upon, this arrangement may operate through a prepaid retainer or designated property expense balance.

The amount, payment procedures, authorization requirements, and replenishment terms will be established in writing with the homeowner before the arrangement begins.

The prepaid retainer is optional and is not an automatic requirement of the 20% management program.

All property-related expenses and payments processed by SVH will be itemized and recorded in Bookerville. Homeowners may access these records through their Bookerville Owner Portal to review expenses, monitor payments, and stay informed of their current property expense balance.

SVH will maintain an itemized record of transactions, including payments made, expenses incurred, and the remaining available balance. Homeowners may replenish the account as needed in accordance with the agreed-upon arrangement.

Any access to homeowner funds or designated accounts must be specifically authorized in writing and handled in accordance with applicable law and the agreed payment procedures. This Agreement does not, by itself, authorize SVH to withdraw funds from a homeowner's personal bank account.

4. WEBSITE DESIGN, MARKETING, MAINTENANCE & OWNERSHIP

SVH will establish and maintain an online marketing presence for the Property through StyleVacationHomes.com and applicable third-party vacation rental platforms.

SVH will prepare and maintain the Property's marketing presentation, including descriptions, photographs, amenities, rental information, and other content used to promote the Property.

SVH will absorb general marketing costs associated with its standard showcase services, including the Property's presence on StyleVacationHomes.com and ordinary marketing efforts undertaken by

SVH. Any separately requested advertising, paid promotion, professional services, or additional expenses not included in the selected program will be discussed with Owner before being incurred.

SVH may direct prospective guests from other properties to the Property based on availability and suitability.

Some third-party advertising and reservation platforms require taxpayer information, including a completed W-9, from the property owner. Owner agrees to provide required tax documentation directly to the applicable platform or through an appropriate secure submission process when necessary to establish or maintain the property's listing or payment account.

A W-9 is used to provide taxpayer identification information requested by a platform or payment provider. It is not authorization for SVH to access the homeowner's bank account and is separate from the optional property expense arrangement under Option 2.

Marketing content created by SVH for its own website and advertising purposes, including written descriptions, promotional materials, and design layouts, remains subject to SVH's content and intellectual-property rights. Owner retains ownership of the Property, its furnishings, and the original photographs or materials supplied by Owner, subject to applicable third-party rights and licenses.

5. ADMINISTRATIVE DIRECTION

SVH will conduct activities under the direction of Owner and in accordance with the selected management program and this Agreement.

Owner will provide timely instructions, approvals, property information, and access necessary for SVH to perform its responsibilities.

Except for emergency situations or other authority expressly granted under this Agreement, SVH will seek Owner's approval before undertaking additional work or incurring expenses outside the services and authorizations agreed upon.

This provision applies to both management options.

6. LIMITATION ON AUTHORITY

SVH is engaged as a vacation home marketing and services manager for the limited purposes described in this Agreement.

SVH may communicate with prospective guests, coordinate reservations, administer reservation paperwork, arrange agreed-upon services, and perform the duties expressly authorized under the selected management program.

Except as specifically authorized in this Agreement or separately approved in writing, SVH has no authority to enter into unrelated transactions, incur unauthorized expenses, or otherwise bind Owner.

Owner remains responsible for ownership, insurance, property compliance, and decisions concerning the Property.

This provision applies to both management options.

7. TERM & TERMINATION

This Agreement shall commence on the date signed by both parties and continue for an initial term of one (1) year.

Following the initial one-year term, this Agreement will automatically convert to a month-to-month arrangement unless otherwise agreed in writing.

After the initial term, either party may terminate the Agreement by providing ninety (90) days' written notice to the other party.

Termination does not eliminate either party's responsibility for outstanding invoices, previously authorized expenses, confirmed reservations, or obligations incurred before the effective termination date.

The parties will cooperate in addressing existing reservations and any necessary transition of booking information, guest communications, and property services.

This provision applies to both management options.

8. INDEMNIFICATION & RESPONSIBILITY

The parties acknowledge that the vacation rental agreement for each reservation establishes the rental relationship between Owner and the vacationer, subject to the applicable reservation platform's terms and the documents used for that booking.

SVH coordinates marketing, reservations, guest communications, and the services expressly included in this Agreement. SVH is not responsible for damage, expenses, or losses resulting from a guest's breach of the rental agreement or conduct during a stay, except to the extent caused by SVH's own negligence, willful misconduct, or other liability that cannot legally be excluded.

Owner remains responsible for maintaining the Property in a safe and suitable condition for vacation rental use, maintaining appropriate property and liability insurance, complying with applicable laws and ordinances, and addressing property-related matters assigned to Owner under this Agreement.

Should damage occur to the Property due to the negligence or willful misconduct of an SVH employee while performing authorized services, responsibility will be determined in accordance with applicable law.

Owner agrees to indemnify and hold SVH harmless from claims, damages, costs, liabilities, and expenses arising from Owner's breach of this Agreement, failure to maintain the Property, or failure

to meet Owner's obligations, except to the extent caused by SVH's negligence, willful misconduct, or other liability that cannot legally be excluded.

The handling of security deposits, guest damage claims, and other reservation funds will be conducted in accordance with applicable law and the applicable platform or payment-provider requirements.

This provision applies to both management options.

9. INDEPENDENT STATUS OF MANAGER

The parties are independent contracting parties. Except as specifically provided in this Agreement:

- Neither party is an employee, partner, joint venturer, or general agent of the other.
- Neither party has authority to bind the other to unrelated obligations or transactions.
- Neither party shall misrepresent the nature of the relationship established by this Agreement.

SVH is providing specialized vacation home rental services under the limited authority described herein.

This provision applies to both management options.

10. GOVERNING LAW

This Agreement shall be governed by and interpreted in accordance with the laws of the State of New Jersey.

This provision applies to both management options.

11. NO ASSIGNMENT

Neither party may assign or transfer its rights or obligations under this Agreement without the prior written consent of the other party, except where otherwise permitted by applicable law.

This provision applies to both management options.

12. ENTIRE AGREEMENT

This Agreement, together with any written schedules, property-specific addenda, and mutually approved amendments, constitutes the entire understanding between the parties regarding the services provided by SVH.

It supersedes prior agreements and understandings concerning the same subject matter.

Any amendment, change in management option, or additional service arrangement must be documented in writing and approved by both parties. This provision applies to both management options.

13. PROOF OF OWNERSHIP & PROPERTY DOCUMENTATION

Before marketing the Property, Owner shall provide SVH with documentation reasonably necessary to verify ownership, establish the property's rental eligibility, and confirm appropriate insurance coverage.

Required documentation may include:

- A copy of the property deed or most recent mortgage statement.
- A copy of the current homeowner's insurance policy, including applicable vacation rental or short-term rental coverage.
- A copy of the homeowner's official government-issued photo identification.
- Any additional documentation reasonably required by applicable reservation platforms or service providers.

Owner agrees to notify SVH of any changes to ownership, insurance coverage, property restrictions, or other circumstances that may affect the Property's eligibility for vacation rentals.

Personal identification and tax documentation will be handled through appropriate submission procedures and used for legitimate verification or platform requirements.

This provision applies to both management options.

14. COMPENSATION & PROCESSING FEES

A. Processing Fee Terminology

Style Vacation Homes is a specialized vacation home rental services company, not a real estate brokerage. Accordingly, this Agreement uses the term **"processing fee"** rather than "commission."

For purposes of this Agreement, the processing fee is the percentage-based compensation SVH receives for its reservation-related services.

The applicable processing fee is determined by the management option selected:

- **Option 1 – Premium Showcase with Inspections: 15% of the rental rate.**
- **Option 2 – Full Vacation Rental Management: 20% of the rental rate.**

The processing fee is calculated on the rental rate for each confirmed reservation.

The processing fee is not calculated on separately identified cleaning fees, linen charges, taxes, insurance premiums, damage-protection charges, or other separately identified guest charges.

B. Processing Fee Invoice & Reservation Payment Schedule

The processing fee invoice is issued when the guest's initial 50% rental deposit is received.

The guest's remaining rental balance is due approximately forty-five (45) days before arrival, in accordance with the reservation terms.

No additional processing fee invoice is issued with the guest's final payment. The processing fee for that reservation is invoiced when the initial 50% deposit is received.

Guest rental funds and Owner disbursements will be handled in accordance with the applicable reservation platform, payment processor, and agreed payment procedures. The processing fee invoice is a separate charge to Owner and is not an additional fee charged to the guest unless separately disclosed as an authorized guest charge.

C. Additional Charges & Invoices

Services and expenses outside the included services of the selected management option will be itemized and invoiced to Owner.

Under Option 1, SVH invoices Owner for services and expenses coordinated by SVH. Once payment is received, SVH processes payment to the applicable service provider or vendor.

Under Option 2, approved property expenses may be processed through the optional prepaid retainer or designated property expense arrangement, if established by mutual written agreement.

D. Cleaning, Linen, Insurance & Other Guest Charges

Cleaning fees, linen charges, insurance premiums, taxes, damage-protection charges, and other separately identified guest charges are not included in the rental-rate calculation for SVH's percentage processing fee.

Cleaning arrangements and charges are addressed in Section 16.

E. Processing Fee Payment Terms and Late Payments: Style Vacation Homes will invoice the Owner for the applicable processing fee upon receipt of the initial 50% rental deposit. The Owner shall remit payment of the processing fee within fourteen (14) calendar days of the invoice date. Any undisputed amount remaining unpaid after the fourteen (14)-day payment period may be subject to a one-time late payment fee equal to five percent (5%) of the overdue balance. Written notice of the overdue amount will be provided before the late fee is assessed. Late fees will not compound.

SVH may suspend additional marketing or services for materially overdue, undisputed invoices after providing written notice and a reasonable opportunity to cure, provided that any action does not violate existing reservation obligations or applicable law.

F. Payment Methods

Payments may be made in U.S. dollars by accepted check, electronic payment, or direct bank transfer through the payment methods identified on the applicable invoice.

G. Deductions for Amounts Owed

If Owner owes SVH an undisputed amount under this Agreement, any deduction or offset against funds otherwise payable to Owner must be separately authorized in writing and handled in accordance with applicable law and payment-provider requirements.

This provision applies to both management options.

15. EMERGENCY SERVICES & PROPERTY RESPONSE

Owner must provide SVH with direct contact information for the homeowner or an authorized representative who can respond to property emergencies while guests are occupying the Property.

Owner or the designated representative is responsible for responding to and arranging the resolution of emergency property issues within a reasonable period of time.

Emergency situations may include, but are not limited to:

- Plumbing failures or water leaks.
- Electrical problems.
- Fire or smoke-related concerns.
- Heating or cooling failures.
- Water service interruptions.
- Cleaning emergencies.
- Pool or hot tub service issues, where applicable.
- Other conditions that materially affect guest safety or the habitability of the Property.

Examples of urgent response needs include a backed-up or nonfunctional toilet in a home with only one bathroom, which may require immediate attention, ideally within one hour. A similar issue in a home with multiple bathrooms may require resolution within twenty-four (24) hours, depending on the circumstances and severity.

Owner must inform SVH of travel plans or other circumstances that may prevent timely communication or emergency response.

If Owner or the designated representative does not respond within the required period, or is unavailable to address an urgent situation, Owner authorizes SVH to arrange reasonable emergency services necessary to protect the Property or address an urgent guest-related condition.

The cost of emergency services will be the responsibility of Owner and will be documented and communicated as soon as reasonably possible.

SVH will make reasonable efforts to contact Owner before arranging non-emergency work or expenses.

This provision applies to both management options.

16. CLEANING, LINENS & PROPERTY TURNOVER RESPONSIBILITIES

A. Cleaning Services

The Property must be professionally cleaned and properly prepared between guest reservations.

For most in-season reservations, cleaning is included in the rental rate rather than charged separately to the guest. This is common practice among premium and luxury vacation rentals, where guests are accustomed to rental rates that include cleaning and, in many cases, linens.

When cleaning is included in the rental rate, the cleaning expense is charged to Owner and itemized on the SVH invoice along with the applicable processing fee, booking fee, and damage-protection fee.

During the off-season, Owner may elect to charge the cleaning fee directly to the guest as a separate expense, depending on the rental arrangement and applicable platform rules.

Regular cleaning and turnover services are included as part of the selected management program's standard turnover arrangements. The actual cleaning expense remains the responsibility of Owner.

B. Linen Arrangements

Linen arrangements vary by property and homeowner preference.

Some homeowners include linens as part of the rental experience. Others require guests to bring their own linens or arrange for a separate linen service.

SVH partners with established linen service providers on Long Beach Island and can coordinate linen services on behalf of guests.

The responsibility for linen arrangements and payments is determined by the selected management option:

Option 1 – 15% Management Program: Owner is responsible for coordinating linen service arrangements and payments. Guests may be required to bring their own linens or arrange for a linen service separately.

Option 2 – 20% Management Program: SVH coordinates linen service arrangements and manages applicable payments on behalf of the homeowner and guest, as agreed for the reservation.

Linen service may be requested during both the in-season and off-season rental periods.

C. Property Turnover Responsibilities

Owner or the homeowner's designated cleaning representative remains responsible for ensuring the Property is cleaned and prepared for incoming guests, including:

- Cleaning the interior and exterior areas assigned to the cleaning service.

- Laundering and preparing linens where included.
- Removing trash and placing it in appropriate containers.
- Making beds where applicable.
- Restoring the home's interior and exterior areas to the agreed-upon rental setup.
- Ensuring the home is presented in a manner consistent with its SVH marketing photographs and descriptions.

SVH's turnover inspection services are intended to provide an additional review of the Property's condition and setup. They do not replace the homeowner's responsibility to provide cleaning services or maintain the Property.

17. PROPERTY SIGNAGE

As part of the marketing program, SVH will provide, at Owner's request, a professional, full-color, two-sided 18" × 24" property sign for display at the Property.

The sign identifies the Property as being marketed by Style Vacation Homes and may encourage inquiries from prospective vacationers.

Owner agrees to display the sign in an appropriate location where permitted by applicable local ordinances, homeowner association rules, and property restrictions.

This provision applies to both management options.

18. INDIVIDUAL VACATION RENTAL LEASE STIPULATIONS

The following provisions apply to reservations arranged through SVH under either management option, subject to applicable reservation-platform requirements and governing law.

A. Rental Agreements

A separate vacation rental agreement or applicable platform booking contract will govern each guest reservation.

Rental Agreement Customization: Homeowners have the ability to review and customize their property's rental agreement to address specific property requirements, house rules, and rental policies, provided all terms remain consistent with applicable laws and platform requirements. Style Vacation Homes will provide a standard rental agreement template appropriate for the property for the homeowner's review and consideration. Any requested modifications will be reviewed and incorporated as appropriate. The finalized agreement may be maintained and made available through Bookerville, subject to the platform's available features.

Rental Payment Terms and Accepted Payment Methods: To help protect against credit card chargebacks and potential credit card fraud, the Homeowner may request that the initial rental

deposit be paid by cashier's check. Wire transfer may also be offered as an alternative payment method. Personal checks may be accepted as an additional payment option, subject to the applicable payment deadlines and processing requirements.

The final rental payment must be received no later than forty-five (45) days prior to the guest's scheduled arrival date. All payment methods and specific payment requirements will be communicated to the guest at the time of booking and will be subject to applicable booking platform policies and payment processing requirements.

B. Security Deposits & Damage Claims

Where permitted and applicable to the reservation, a refundable security deposit in the form of a security deposit is collected for each reservation and held in a safe deposit box. The amount is set for each home and is $500, $1,000, or $2,000.

Following guest departure, if the Property is determined to have been left in good condition and no claim or deduction is pending, the security deposit will be processed by SVH for return to the guest, generally within approximately two weeks of checkout, subject to payment-provider and platform processing times.

If damage, missing items, or other concerns are identified, the guest will be notified and the deposit or applicable claim process may be placed on hold to the extent permitted by applicable law and platform requirements while the damage, replacement, or repair costs are established.

A damage or incident report will be prepared and provided to the guest, including available photographs, descriptions, and supporting repair or replacement information.

Where an applicable damage-protection plan or insurance product is used, any claim will be subject to that provider's coverage, documentation, deadlines, and review procedures.

C. Security Deposit Disputes

In the event of a refund issue or security deposit dispute between Owner and a guest, Owner agrees to work toward resolution within thirty (30) days following the guest's departure.

SVH may act as a communication liaison between Owner and the guest during this period.

This provision applies to both management options.

If the matter remains unresolved after thirty (30) days, SVH may provide the parties with the necessary contact information to communicate directly, subject to applicable law and platform requirements . SVH will have no further obligation to mediate the dispute unless otherwise agreed in writing. The security deposit will be surrendered to the homeowner after 30 days.

D. Guest Conduct & Property Damage

Owner acknowledges that guests are responsible for complying with the applicable rental agreement and property rules.

SVH will make reasonable efforts to document and communicate reported damage, missing items, or guest-related concerns. SVH does not guarantee that all damage or violations will be identified during a turnover inspection or that a claim will be approved by an insurance or damage-protection provider.

E. Owner Cooperation

Owner agrees to cooperate with SVH in addressing reservation-related concerns, guest disputes, damage claims, and other matters requiring homeowner involvement.

This provision applies to both management options.

MANAGEMENT OPTION SELECTION

Please select one management option:

□ **OPTION 1 – PREMIUM SHOWCASE WITH INSPECTIONS**
15% Processing Fee

Includes Premium Showcase marketing, reservation services, guest communication, scheduled turnover inspections, one complimentary one-hour design consultation, and the services outlined in Option 1.

□ **OPTION 2 – FULL VACATION RENTAL MANAGEMENT**
20% Processing Fee

Includes all applicable Option 1 services, plus one complimentary two-hour design consultation, four scheduled off-season inspections including reports and photos, bill-payment management, regular property-service coordination, linen-service management, outside maintenance coordination, and the additional services outlined in Option 2.

OPTIONAL PROPERTY EXPENSE RETAINER – OPTION 2 ONLY

□ Owner wishes to discuss establishing an optional prepaid retainer or designated property expense balance.

□ Owner does not wish to establish a prepaid retainer at this time.

If selected, the amount, payment authorization, replenishment requirements, permitted expenses, and reporting procedures will be documented in a separate written authorization.

AGREED-UPON OWNER / SELLER LEASEBACK EXCEPTIONS

Dates excluded from SVH marketing availability:

Do these dates count toward the 80% availability requirement?

□ Yes

□ No

□ As otherwise agreed in writing: _____

Vacation Home Address_____

Mailing Address_____

Email Address_____

Email Address_____

Owner Phone Number_____

Owner Phone Number_____

SIGNATURES & ACCEPTANCE

By signing below, Owner acknowledges that they have read and understand this Agreement, have selected the applicable management option, and agree to the terms and conditions contained herein.

Owner acknowledges that the general provisions of Sections 1–18 apply to both management options unless a specific provision expressly identifies a difference between Option 1 and Option 2.

OWNER

Printed Name: _____

Signature: _____

Date: _____

OWNER

Printed Name: _____

Signature: _____

Date: _____

LOUIS SHAW, LLC

d/b/a Style Vacation Homes

By: Louis Shaw, Owner/Manager

Signature: _____

Date: _____