



SHORT TERM RENTAL ADDENDUM

This is an amendment to the Property Management agreement for the property known as:

Address:

The following changes and/or additions are mutually agreed upon by the Broker and Owner.

1. Tenant or Tenants may be Hereinafter called "Guest or Guests"
2. Owner agrees to maintain a minimum balance of \$5,000.00 in Broker's trust account. In the event the amount falls below such minimum balance, Owner agrees to pay such excess promptly upon the request of the Broker. Broker reserves the right to replenish this amount from rents collected prior to any owner disbursements being made.
3. Broker at its sole discretion shall arrange all repairs, replacements, finishes, furnishings, electronics, internet providers and decorating items necessary to maintain said property in good condition and for the operating efficiency of said property. This includes, but is not limited to cleaning, painting, decorating, furnishing, plumbing, carpentry, ground care, weekly grass cuttings, flower plantings, mulching of planting beds, spring / fall yard clean ups, sprinkler system servicing, pool maintenance, regular snow plowing and such other maintenance and repair as may be necessary subject to any limitations imposed by the Owner in writing. The expense of any one item of maintenance shall not exceed the sum of \$1,000.00 unless authorized by Owner in writing or unless Broker determines it to be an emergency or a situation that Broker deems would negatively affect the Guest experience. Situations Broker deems an emergency or something that would negatively affect the Guest experience Include, but are not limited to, repair/replacing appliances, repair/replacing HVAC equipment, repair/replacing plumbing fixtures and repair/replacing damaged furnishings. Owner approval is not required in the event of an emergency or situations Broker deems will negatively affect the guest experience. Expenses associated with maintenance and repair shall be paid out of the Trust Account, subject to account balances.
4. Owner agrees to pay to Broker a monthly management fee of \$1,000 as opposed to the "Monthly Management Fee" of 10% of charged rents and "Leasing (Placement) Fee" of 1st full months' rent as identified in the Duties of the Property Owner section of the Property Management Agreement. Any and all fees in relation to the management of Owners property that are charged to Broker by short term rental property hosting platforms such as Airbnb or VRBO will be paid out of Owner's Property Management account with Broker.
5. Broker reserves the right to advertise to Guests both on site, or off site, the availability of other products and services offered by Broker. Broker has the right to dictate and retain all income generated from other products and services offered by Broker and sold to guests.
6. Utilities including but not limited to gas, electric, water, sewer, internet, cable and satellite will be maintained in Owner's name at all times with authorized access given to Broker. Broker will set up all utility payments on an Autopay to prevent any interruption in services.

The terms in this addendum supersede any conflicting terms in the Property Management Agreement. All other terms and conditions of the Property Management Agreement to remain in full force and effect.

Owner Name (Print)	Owner Name (Sign)
--------------------	-------------------