# Weekender Management, Inc.
# Management Agreement

We are pleased that you are choosing Weekender Management to manage your vacation rental property. We want you to be fully informed about the services we provide and the terms on which we provide them.

This Agreement is important, and you should read it carefully. It contains information about your rights, remedies, and obligations when you use our Services. THIS AGREEMENT CONTAINS AN AUTOMATIC RENEWAL PROVISION (PARAGRAPH 3.1); AN ARBITRATION CLAUSE, A CLASS ACTION WAIVER, AND A JURY TRIAL WAIVER (PARAGRAPH 17); A LIMITATION OF LIABILITY (PARAGRAPH 14); AND, IF YOU SIGN ON BEHALF OF A LEGAL ENTITY, A PERSONAL GUARANTY OF AMOUNTS OWED (ATTACHMENT A).

## 1. PARTIES AND EFFECTIVE DATE.

This Vacation Rental Management Agreement (the "Agreement") is between Weekender Management, Inc., a Delaware corporation ("Weekender Management," "Weekender," "we," "us," or "our") and you ("you," "your," or "Owner"). This Agreement is effective when both parties have signed it (the "Effective Date").

## 2. OVERVIEW OF OUR SERVICES.

2.1 Overview. Weekender Management provides full-service property management for short-term rentals (our "Services") such as your property (the "Property"). These Services are delivered through our website, www.weekendermanagement.com (the "Site"), and third-party marketing platforms such as vacation rental sites and online travel agencies (OTAs), including Airbnb and Vrbo. You grant us the exclusive right to promote, list, and rent the Property through these channels. You may still promote the Property personally (e.g., to friends, family, or via social media), so long as all booking activity is directed through us and the advertised pricing matches our published rates.

2.2 Services Provided. Weekender Management will provide the services listed below on your behalf. This list is not exhaustive, and we may perform additional services as reasonably necessary to fulfill this Agreement.

2.2.1 Guest Communications. We will handle all communications with Guests and potential Guests from initial inquiry through post-stay follow-up. You agree not to communicate directly with Guests regarding Bookings, payments, or the Services, except as we direct or approve.

2.2.2 Housekeeping.

2.2.2.1. We will ensure the Property is cleaned, stocked, and prepared for each Guest. This includes routine cleaning, laundering linens, and replenishing consumables. Routine housekeeping between guests is funded through the Guest-paid cleaning fee and will not be billed to you. Deep cleans when needed (typically quarterly) and any additional costs caused by extraordinary circumstances —such as off-site laundry due to an unusable dryer—will be billed to you.

2.2.2.2 "Consumables" are items used up during a typical stay and replenished after each departure, such as coffee, paper towels, toilet paper, toiletries, and trash bags. Items not considered consumables—including propane, batteries, and light bulbs—will be replaced by us and billed to you. Utilities and trash services are also not consumables. We will determine which consumables will be regularly stocked at the Property.

2.2.3 Maintenance. We will coordinate maintenance for apparent, guest-impacting issues observed during turnovers or reported by Guests, including irregular repairs (such as clogged drains or broken hardware) and any regular services necessary to keep the Property guest-ready. Our in-house maintenance team will coordinate your maintenance needs and will bill at the rates set forth in our then-current Maintenance Pricing Schedule (Attachment B). We may update the Maintenance Pricing Schedule by posting the updated Schedule to our website and giving you notice (email suffices) no less than seven (7) and no more than thirty (30) days before it takes effect. To ensure consistency and avoid conflicts with Guest stays, all maintenance for the Property must be coordinated through us. Nothing in this paragraph requires us to inspect for or assume responsibility for latent, structural, or general-upkeep maintenance needs.

2.2.4 Marketing and Pricing. As described in Paragraph 6.

2.3 Excluded Services. We do not handle capital improvements, major repairs or replacements, or any services requiring a contractor's license, including remodels, additions, or structural work. We likewise do not provide legal services of any kind. This list is non-exhaustive, and any service not typically associated with short-term rental operations is excluded unless specifically stated otherwise in this Agreement.

## 3. TERM AND TERMINATION.

3.1 Term. The term of this Agreement begins when both parties have signed it. It continues for an initial term of one (1) year (the "Initial Term") and automatically renews for successive one-year terms (each a "Renewal Term") unless either party gives written notice of non-renewal at least sixty (60) days before the end of the then-current term.

3.2 Termination by You. You may terminate this Agreement at any time, with or without cause, effective sixty (60) days after written notice by email to info@weekendermanagement.com, or on such later date as your notice specifies. Confirmed Bookings existing as of the effective date of any expiration or termination are governed by Paragraph 3.7. If you have elected the Committed Twelve-Month Option under Paragraph 3.6, your right to terminate under this Paragraph 3.2 during the twelve-month term is limited as provided in Paragraph 3.6.

3.3 Deposit. Unless you elect the Committed Twelve-Month Option under Paragraph 3.6 or are coming to us from another management company where you already have these items, you must pay a $950 deposit as an advance against startup costs, which shall include items such as (1) one smart lock; (2) one storage closet lock; (3) professional photographs; and (4) the initial cleaning of the Property. We may, in our discretion, credit against these startup costs the value of existing equipment at the Property that is compatible with our systems. Any costs exceeding this amount will be deducted from future Owner Payouts, and any unused balance will be credited to your account; upon termination of this Agreement, any balance not applied to startup costs will be refunded to you in the manner provided in Paragraph 5.7 for reserve funds. We will not begin management until this deposit is received. The deposit for those coming from another management company is $100.

3.4 Outstanding Fees at Termination. Upon termination, we may collect any outstanding balances using the payment method on file or by withholding them from your final payout. If those funds are insufficient, you agree to remit payment within seven (7) days of receiving an invoice.

3.5 Termination by Us. Weekender Management may terminate this Agreement for cause at any time, or without cause upon thirty (30) days' written notice. "Cause" includes: (a) your material breach of this Agreement not cured within ten (10) days after notice; (b) your failure to pay amounts owed when due; (c) a change in the Property's condition or legal status that makes lawful short-term rental impracticable; (d) your interference with our performance of the Services, including repeated violation of Paragraph 2.2.1 or Paragraph 6.4.1; (e) abusive or unlawful conduct by you toward our personnel or Guests; or (f) a lapse of the insurance required by Paragraph 5.8. If we terminate without cause, we will reasonably assist in transferring management during the notice period. We are not liable for any damages, losses, or expenses resulting from termination, including transition costs, except as provided in Paragraph 12.8.2.

3.6 Committed Twelve-Month Option. The standard term under Paragraph 3.1 is a one-year term that you may end early under Paragraph 3.2. As an alternative, you may commit to a firm twelve (12)-month term beginning when the Property goes live. In exchange for that commitment, Weekender Management will cover certain onboarding costs, namely (1) one smart lock, (2) one storage closet lock, (3) professional photographs, and (4) initial cleaning, up to one (1) hour of cleaning labor for each bedroom and each full bathroom in the Property (a full bathroom being one that contains a shower or bathtub), subject to a minimum of two (2) hours and a maximum of eight (8) hours in total (e.g., a three-bedroom, two-bathroom home receives five covered hours). The covered hours apply to standard initial cleaning only; onboarding tasks that are not standard cleaning—such as furniture assembly, construction or renovation cleanup, or hauling away debris—are not covered by this option and are billed at the rates in Attachment B. The locks and photographs will remain our property. Additional cleaning time beyond the covered hours is billed at the rates in Attachment B. So that work is not left unfinished while we wait for a reply, we may continue without pausing for your approval up to the approval threshold in Paragraph 5.1, and we will notify you of the additional time as soon as reasonably practicable. Time beyond that threshold requires your approval under Paragraph 5.1. If you elect this option, you waive your right to terminate under Paragraph 3.2 during the twelve-month term; terminating during that term requires that you (a) reimburse us for the onboarding costs we covered under this Paragraph 3.6, and (b) pay a termination fee equal to our Commission on all reservations secured as of the termination date, excluding reservations scheduled after the later of (i) ninety (90) days from the termination date and (ii) the date the twelve-month term would have ended, and without duplication of any amounts payable to us under Paragraph 3.7 for the same reservations. The initial deposit for this option is $100 instead of the standard $950. The onboarding fee under Paragraph 8.7 applies to this option unless we state otherwise in writing.

3.7 Bookings Existing at Termination. Upon any expiration or termination of this Agreement, you agree to honor all confirmed Bookings secured before the effective date of termination. For each such Booking that we do not manage to completion, we will be entitled to the Commission we would have earned had the Booking been completed under this Agreement, payable from your final Owner Payout or invoiced under Paragraph 3.4; Bookings we continue to manage to completion remain subject to the full Management Fee. Bookings accepted more than one (1) business day after we receive your notice of termination or non-renewal are excluded from any charge under this Paragraph; this exclusion does not apply to Bookings whose stays are completed before the effective date of termination, which we manage in the ordinary course for the full Management Fee, or to Bookings you ask us to manage to completion. Unless you elected the Committed Twelve-Month Option and terminate during its twelve-month term (in which case Paragraph 3.6 governs), Bookings whose stays are scheduled to begin more than sixty (60) days after the effective date of termination are also excluded from any charge under this Paragraph. At your request and with our written consent, we may instead continue to manage any such excluded Bookings to completion on the terms of this Agreement. If you cancel any such Booking, the cancellation is governed by Paragraph 10. This Paragraph survives termination.

3.8 Sale of the Property. You will give us prompt written notice if you list the Property for sale or enter into a contract to sell it. Upon request, you will introduce prospective buyers to us, and we will reasonably cooperate with showings in a manner that protects confirmed Bookings. With our consent, this Agreement may be assigned to the buyer at closing; otherwise, a completed sale is treated as a termination by you under Paragraph 3.2 effective as of the closing date, and Paragraph 3.7 applies to confirmed Bookings.

3.9 Death or Incapacity. If you die or become incapacitated, this Agreement continues in favor of your estate, trustee, or legal representative, and Owner Payouts will be made as directed by the person lawfully entitled to act for the Property, subject to Paragraph 4.

## 4. AUTHORITY AND ELIGIBILITY.

You represent and warrant that you are at least eighteen (18) years old, that you own the Property (or have written, notarized authorization from the owner), and that you have full authority to enter into this Agreement without the approval of any other party. We may request verification of your identity or ownership. If a dispute arises regarding ownership or your authority—such as a disagreement among co-owners or due to divorce or death—we may suspend or terminate Services and cancel future Bookings, which will be treated as Owner Cancellations under Paragraph 10; provided, that where Paragraph 3.9 applies upon your death or incapacity, cancellations will not be treated as Owner Cancellations unless your estate, trustee, or legal representative fails to act on our request within a reasonable cure period of not less than fifteen (15) days. It is your responsibility to resolve any such disputes to our satisfaction before Services can resume.

## 5. OWNER OBLIGATIONS.

5.1 Right to Repair. We may arrange ordinary repairs at your expense as needed for efficient property operations. In emergencies or to prevent significant harm (e.g., loss of booking revenue from guest relocation), we may proceed with repairs over $500 without approval. For non-emergency repairs over $500, we will obtain your approval and may require prepayment. Repairs and other expenses of $500 or less do not require your approval and may be arranged in the ordinary course at your expense. If you do not respond to a written approval request within five (5) calendar days, you will be deemed to have approved it; we will send at least one reminder before the deemed approval takes effect. For urgent issues that are not emergencies but materially affect a current or imminent Guest stay (for example, a broken hot tub discovered the day before a Guest arrives), the approval period is one (1) calendar day, and given that shortened window the reminder requirement above does not apply, though we will make reasonable efforts to send one. A written approval request is deemed given when sent (consistent with Paragraph 18.5) to the email address we have on file for you; you are responsible for keeping your contact information current as provided in Paragraph 18.5. Except in emergencies or to prevent significant harm as described above, we will not begin non-emergency work above this threshold until you approve or are deemed to have approved it as described in this Paragraph; however, if we reasonably determine that waiting out the applicable approval period would risk property damage, materially higher repair costs, or harm to a current or imminent Guest stay, we may proceed once the approval request has been sent, and the work will be at your expense to the same extent as if approved. This service is provided as a courtesy and does not shift responsibility for the Property's condition to us.

5.2 Property. You are solely responsible for the condition of your Property, including its maintenance and upkeep. You understand that renting your home to Guests may lead to wear and tear and/or damage to your Property. You accept all risks related to renting your Property and understand that, as between you and us, you are solely responsible for your Property.

5.3 Failure to Maintain. If the condition of your Property, in our reasonable discretion, falls short of acceptable standards for Guests, we may make reasonable accommodations or reimbursement to satisfy Guests who have Bookings with your Property, and we will charge the cost of such accommodation or reimbursement to you by deducting it from your Owner Payout (as defined in Paragraph 9) or otherwise debiting your account. For deficiencies that do not require immediate action, we will give you notice and a reasonable opportunity to cure before incurring such costs.

5.4 Compliance with Laws and Regulations. Short-term and vacation rentals are restricted, regulated, or even prohibited in some areas. You are responsible for ensuring that, and represent, warrant, and covenant that, the Property and its use for short-term and vacation rentals through our Services comply with all laws, regulations, and other restrictions or limitations at all times and that you and the Property have all required permits, licenses, or permissions. If you become aware of any law, regulation, or restriction applicable to your Property, you must promptly notify us. You are responsible for paying any fines, penalties, or other costs of noncompliance. Any efforts that we may make to secure necessary licenses on your behalf are done as a courtesy—regardless of whether or not we charge an extra fee for this service—and do not impose on us any of the responsibilities and obligations outlined in this Paragraph 5.4.

5.5 Damage to Personal Property. You should not leave personal property or possessions unsecured in your Property, and we assume no liability for any loss of or damage to such items resulting from Guests who book your Property through our Services, except to the extent covered by the Accidental Damage Protection Program (Paragraph 5.9 and Attachment C). Recognizing that the nature of short-term rentals makes it difficult to determine exactly who may have broken or removed an item—thus making it difficult to charge a Guest for any such action—you further agree not to leave items of sentimental or significant monetary value unsecured in your Property. You further agree not to leave materials of a nature unsuitable or unsafe for Guest occupancy in your Property, including, without limitation, weapons of any kind.

5.6 Startup Expenses. There are a number of expenses associated with preparing a property to begin operating as a short-term rental. These expenses include, but are not limited to, the initial cleaning of the Property, securing any required hotel/tourism tax license and tax remission services, the purchase and installation of an exterior smart lock compatible with our automated systems, the purchase and installation of a noise monitor, and the purchase and installation of an interior lock necessary for creating a locked storage closet. In addition, while we will replenish all cleaning supplies and consumables at our own expense, you are responsible for the first purchase of consumables necessary for onboarding the Property unless provided otherwise in this Agreement.

These initial costs will be at your sole expense, unless stated otherwise in this Agreement, and the deposit under Paragraph 3.3 is applied against them.

5.7 Maintenance Reserve and Reimbursement. You authorize us to hold $500 in reserve per Property we manage on your behalf to cover any maintenance or other necessary expenses associated with managing your Property. You understand that your Owner Payout may be reduced where necessary to maintain this reserve balance at $500. We may, in our discretion, hold a reduced reserve for a Property—including where we manage multiple Properties for the same Owner—and may restore the standard reserve amount prospectively at any time. Should your account balance ever drop below $0, you authorize us to debit your bank account or credit card on file to maintain the balance at $0. In that event, we will send an invoice at least three (3) calendar days before charging your card or account. Any charge to a credit card under this Paragraph is subject to the surcharge terms in Paragraph 9.4. Upon termination of this Agreement, any remaining reserve funds will be refunded within sixty (60) days of the effective date of termination, unless we reasonably believe that additional charges related to your Property are still pending. In such cases, the refund will be issued once all outstanding expenses have been settled.

5.8 Insurance Requirements. We are not obligated to maintain insurance for your Property. You must obtain and maintain, at your expense: (a) property insurance for the Property and its contents on a form that permits short-term rental use; and (b) commercial general liability or equivalent host liability coverage with limits of not less than $1,000,000 per occurrence, endorsed for short-term rental activity. These coverages may be satisfied by a single policy—many landlord short-term-rental policies include both—or by separate policies. Most standard homeowner's policies do not cover short-term rentals without a special rider or endorsement. You will (i) name Weekender Management, Inc. and its officers, directors, and employees as additional insureds on your liability coverage, (ii) provide a certificate of insurance at onboarding and upon each policy renewal, and (iii) ensure your coverage is primary and non-contributory as to those additional insureds, with a waiver of subrogation in our favor where available. If your coverage lapses, we may suspend Services until it is restored.

5.9 Accidental Damage Protection Program. Your Property is enrolled in our Accidental Damage Protection Program, which is included with our management service and is governed by the Accidental Damage Protection Program Terms attached to this Agreement as Attachment C. We may amend or discontinue the Protection Program upon notice under Paragraph 18.6. THIS PROTECTION PROGRAM IS NOT INSURANCE. It provides the services described in the attached Terms & Conditions in consideration of a per-stay damage-waiver Fee (Paragraph 8.1) that we set, collect, and retain; the Fee may be presented to the Guest within the total price for the stay rather than as a separate line item.

5.10 Owner Provided Cameras. You must disclose to Weekender Management, in advance and in writing, the existence and location of any security cameras, video doorbells, noise monitors, or other devices capable of recording or accessing audio, video, or environmental data, including items such as Amazon Echo devices ("Owner-Provided Cameras"). Weekender Management will not manage, monitor, maintain, charge, troubleshoot, integrate, or otherwise take responsibility for any Owner-Provided Cameras. Owner is solely responsible for ensuring that all Owner-Provided Cameras comply with applicable laws and OTA policies. Weekender Management may move, deactivate, or disable any Owner-Provided Cameras as necessary to comply with those laws or platform rules.

## 6. MARKETING AND BOOKING.

6.1 Our Marketing. We will create your Property listing using information you provide and photographs we commission ("Weekender Management Photos"). We may publish the listing on our Site, third-party marketing channels, and OTAs. We retain permanent, non-exclusive rights to all photographs. Upon termination, you receive non-exclusive rights to use them only if you have paid or reimbursed all startup costs or completed any applicable twelve-month commitment under Paragraph 3.6. We retain the right to continue to use such photos in our existing or future marketing materials.

6.2 Bookings. We may accept or decline reservations ("Bookings") at our discretion and without prior notice to you. You agree to honor all Bookings made under this Agreement, except that you are not required to honor a Booking that conflicts with personal-use dates you properly blocked in your availability calendar under Paragraphs 6.3 and 7.1 before the Booking was accepted.

6.3 Availability Calendar. If you retain personal use of the Property, you must keep your availability calendar up to date in your Owner's Portal. We will rely on this information when accepting Bookings. If a conflict arises due to your failure to update the calendar, you must honor the Booking. If you ask us to enter calendar blocks for you rather than entering them yourself, the block takes effect only when we enter it; we are not responsible for Bookings accepted after your request but before the block is entered, and such Bookings must be honored (your cancellation of one is an Owner Cancellation under Paragraph 10). Entering blocks yourself in your Owner's Portal takes effect immediately and is the method we encourage.

6.4 Rental Rates and Booking Terms.

6.4.1 Base Rates. We have exclusive authority to set nightly rental rates ("Nightly Rates"), minimum stay requirements, and all Guest payment, cancellation, discount, and refund policies. Rates and policies may vary across marketing channels and may be adjusted dynamically without notice. Fees charged per stay—including, without limitation, cleaning fees, pet fees, damage waivers, and add-on service fees—are separate from the Nightly Rates and also determined by us. You must inform us promptly of any HOA or regulatory requirements affecting minimum pricing or minimum stay rules.

6.4.2 Pets. Unless you inform us of your desire not to allow pets when executing this Agreement, we will establish the appropriate Pet Policies for your Property to maximize revenue. We will also set appropriate Pet Fees, if any. You understand that a decision to disallow pets may have a significant negative impact on your Property's revenue and will void the Income Guarantee as provided in Paragraph 12.5(f), if applicable. You further understand that regardless of the pet policy, we must by law allow service animals to stay at the Property.

6.4.3 OTA Fees. Guests may be charged fees by OTAs for using their platforms. These fees are charged directly to the Guest, and we do not control or receive them. Host-side platform fees are our responsibility, funded by the Channel Access Charge described in Paragraph 8.2.

6.5 Minimum Rate Election. Our pricing strategy is designed to maximize your total annual revenue, not simply the rate achieved on any individual night. This process is complex and may involve accepting lower rates on certain dates—particularly in low-demand periods—to increase visibility, improve search ranking, and secure bookings for higher-value dates later. Because setting nightly prices above market levels can reduce visibility and lead to substantial losses on future high-income nights, we strongly discourage owners from setting their own minimum nightly rates. You may review a detailed explanation of this policy at https://www.weekendermanagement.com/setting-rates. Owners who nevertheless wish to impose a minimum nightly rate may elect to do so under the following conditions:

6.5.1 Minimum Rate Limit. The minimum Nightly Rate you set may not exceed the greater of (1) $150, and (2) 1/365 of AirDNA's annual revenue projection for the Property as provided in Paragraph 12.2—currently $______ per night, an amount stated as of the date we send you this Agreement and subject to change as AirDNA's projection changes.

6.5.2 Monthly Fee Requirements. Because imposing a minimum nightly rate materially decreases total annual revenue, increases vacancy, and limits our ability to optimize performance, notwithstanding any other provision in this Agreement, you will be required to pay the $99 monthly software fee, regardless of whether you use the Property personally.

6.5.3 Income Guarantee Exclusion. The Income Guarantee described in Paragraph 12 does not apply to Properties for which a minimum nightly rate has been elected. If you elect this option at any time after signing, the election voids the Income Guarantee prospectively as of the election date. For the portion of the Guarantee Period before the election, the Guaranteed Income will be adjusted using AirDNA's monthly projected revenue for the Property for those specific months, as captured at signing in Attachment F—a seasonally weighted measure, not a flat monthly average. No adjustment under this Paragraph will be made for the first three (3) months after the Property goes live, which are treated as a ramp-up period. For clarity, the ramp-up exclusion applies whenever you make this election during the Guarantee Period: the first three (3) months after the Property goes live are never included in the Guarantee calculation, and the pre-election adjustment described above applies only to the period after those three months and before the election. If you elect a minimum nightly rate within ninety (90) days after the Effective Date, the Income Guarantee is void in its entirety and no Guaranteed Income is payable for any period.

6.5.4 Effect on Twelve-Month Commitment Clients. If you are within an active twelve-month commitment under Paragraph 3.6 and elect to set a minimum nightly rate prior to the expiration of that term, you must first reimburse us for all startup costs. The minimum-rate election will not take effect until full reimbursement is received.

6.5.5 Account Balance Requirement. You may not make this election if your Owner account has a negative balance.

6.5.6 Timing of Election. You may make this election at any time, subject to the requirements in this Paragraph 6.5.

6.6 Multiple Listing Service (MLS). At our discretion, we may list the Property on the MLS. If a cooperating real estate agent procures a Guest or tenant, we will pay the required commission on your behalf and deduct it from your Owner Payout. Note that we typically use the MLS only for properties with a minimum stay of at least thirty (30) nights.

6.7 Listings, Reviews, and Guest Data. Listings we create for the Property on our Site or any OTA —including listing content, performance history, search rankings, and Guest reviews associated with those listings—are and remain our property. You acknowledge that OTA platform rules, not this Agreement, control whether listings or reviews can be transferred between accounts, and that on some platforms (including Airbnb) reviews cannot be transferred to you or a successor manager when this Agreement ends. Guest-identifying information is our confidential business information; upon reasonable request, we will provide Guest information you need to pursue collection or legal action concerning your Property. Nothing in this Paragraph limits your rights in the Property itself or in photographs as provided in Paragraph 6.1.

## 7. PERSONAL USE OF YOUR PROPERTY.

7.1 Personal Use. You may reserve the Property for personal use for no more than thirty (30) total calendar days per year, of which no more than eight (8) may be weekend days or federal holidays, for no additional fee. However, you may elect the right to unlimited personal use of the Property in exchange for a $99 monthly software fee (designed to cover our overhead). The $99 software fee is a recurring monthly charge that begins with your election and continues while the election remains in effect, for a minimum of twelve (12) months; it applies every month regardless of whether, or how much, you use the Property that month. This election may be changed once every twelve (12) months. Any personal use of the Property makes the Income Guarantee inapplicable to your Property under Paragraph 12.5(e).

7.2 Owner Stays. After your stay at your Property, we will charge the normal cleaning fee against your Owner Payout. Late check-out disrupts operations and increases our expenses, so it will result in the same late check-out fee charged to Guests. We ask that you block off an additional day for personal use if you wish to check out after the normal check-out time.

## 8. OUR MANAGEMENT FEE.

8.1 Commission & Management Fee. In exchange for our Services, we will charge a percentage of the Base Rate your Property earns, at the Commission Rate stated on the signature page (our "Commission"), unless modified with notice under Paragraph 8.5 or stated otherwise by another provision in this Agreement. The Base Rate shall mean the aggregate of all revenues and income derived directly or indirectly from the operation of the Property, excepting only taxes, Fees (as defined below), and the Channel Access Charge (Paragraph 8.2). "Fees" means all per-stay charges for a Booking other than the accommodation fare, the Channel Access Charge, and taxes—including cleaning fees, pet fees, damage-waiver fees, late check-out fees, early check-in fees, and add-on service fees, together with any other per-stay charge we establish under Paragraph 6.4.1. We are entitled to 100% of all Fees. Our Commission and the Fees are collectively the "Management Fee." Taxes and third-party guest fees charged to the Guest are not part of the Base Rate and do not affect the calculation of the Management Fee in any way.

8.2 Channel Access Charge. Listing your Property on a booking platform costs us money: the platform charges us a host-side fee, and payment processors charge us to collect Guest payments. To cover those costs we add a "Channel Access Charge" to the rate we quote on each platform, at the rates set out in Attachment E. The Channel Access Charge belongs to us: we retain 100% of it and pay the corresponding platform and payment-processing costs out of it. It is not part of the Base Rate, so no Commission is charged on it, and it is neither charged to you nor deducted from your Owner Payout. We, not you, bear host-side platform fees and the cost of processing Guest payments, except as provided in Paragraph 16.2 for processing fees on payments we refund. Because payment processors charge a fixed per-transaction component and platforms round their fees, the Channel Access Charge collected on a particular Booking may differ slightly from the platform and processing costs of that Booking; any such difference is ours to keep or to absorb. We set the rates in Attachment E to approximate, as closely as practicable, the platform and payment-processing costs they cover—including payment-processing charges assessed on the tax-inclusive amounts we collect—and the Channel Access Charge is intended to recover those costs, not to serve as a separate profit center. Promotional discounts we offer on a platform (for example, discounts required to earn strikethrough pricing on Airbnb) are not part of, and are not funded by, the Channel Access Charge. The accounting is per Booking: the amount the Guest pays on a Booking (excluding taxes) divides into the Fees for that Booking (including the cleaning fee), the Channel Access Charge calculated at the Attachment E rate on the accommodation fare and the Fees, and the accommodation fare, which is everything that remains. Expressed as a formula, the Channel Access Charge equals the Attachment E rate divided by one plus that rate, multiplied by the amount the Guest pays excluding taxes. (Example: a Guest pays $1,183.50 excluding taxes on an Airbnb Booking with a $100.00 cleaning fee and no other Fees. The Channel Access Charge is 18.35% ÷ 1.1835 × $1,183.50 = $183.50—equivalently, 18.35% of the $1,000.00 of accommodation fare plus Fees. The cleaning fee is $100.00, and the accommodation fare is the remaining $900.00 ($1,183.50 - $183.50 - $100.00). Our Commission is charged on the $900.00, and the $183.50 covers Airbnb's 15.5% host-side fee on the $1,183.50 total, approximately $183.44.) The accommodation fare on each Booking—including any amount attributable to rate headroom we quoted for promotional discounts, and net of any promotional discount actually applied to that Booking—is part of the Base Rate: our Commission is charged on it and the balance belongs to you. We may update Attachment E by posting the updated schedule to our website and giving you notice (email suffices) no less than seven (7) and no more than thirty (30) days before it takes effect.

8.3 Expenses. The Management Fee compensates us for our Services only; you are responsible for all Property-related expenses unless this Agreement explicitly provides otherwise. These expenses may include irregular costs, such as maintenance, and regular costs, such as tax-remittance or trash-related services.

8.4 Collection of Our Management Fee. We will deduct the Management Fee, expenses, and taxes directly from guest payments before issuing your Owner Payout. We may also collect any amounts owed under this Agreement as described in Paragraph 9.

8.5 Changes to Our Fees. We may modify the Commission, the Management Fee structure, or any other fee or charge under this Agreement by giving notice no less than seven (7) and no more than thirty (30) days before the change takes effect; where this Agreement provides a specific update mechanism for a particular fee or schedule (such as Attachments B and E), that mechanism governs. If you disagree, you may terminate under Paragraph 3.2. If you continue using our Services after the effective date, you accept the revised fees. If you terminate in response to a fee change, the prior rates will continue to apply through the effective date of your termination, and we may continue managing the Property at the prior rate for up to ninety (90) days to assist with the transition. We will not increase the Commission during any twelve-month commitment period you have elected, if applicable.

8.6 Design and Preparation Services. If requested, we may assist with design, setup, or furnishing. Fees for these services will be negotiated separately and are in addition to all fees in this Agreement.

8.7 Onboarding Fee. You agree to pay a one-time, $500 onboarding fee. This fee shall be deducted from your first Owner Payout. This fee shall be non-refundable, unless Weekender Management terminates this Agreement without cause within ninety (90) days of the Effective Date. This fee does not apply to properties we already manage under an earlier executed agreement when this Agreement (or any updated version of it) takes effect for those properties, whether by signature or through the update process in Paragraph 18.6. The onboarding fee is separate from, and in addition to, the deposit described in Paragraph 3.3, which is applied to startup costs.

## 9. OWNER PAYOUTS AND PAYMENT TERMS.

9.1 Owner Payouts; Timing. We will issue Owner Payouts after deducting the Management Fee and all other authorized charges (the balance due to you after those deductions, your "Owner Payout"). Payouts are initiated weekly, but we reserve the right to delay the distribution of funds so long as the delay is reasonable. In all cases, payouts will occur no less than once per month, and you will receive a monthly itemized statement of income and expenses.

9.2 Deductions; Set Off. We retain the right to set off or deduct from an Owner Payout any amount you owe us pursuant to this Agreement. Your Owner Payout may be delayed or canceled for purposes of preventing unlawful activity or fraud, risk assessment, security, or investigation if deemed necessary in our reasonable discretion.

9.3 Bank Account Information. We will deliver your Owner Payout through direct deposit into your bank account. You are required to have and maintain an open bank account to receive these deposits. You agree to provide us with the required bank account information. You acknowledge that we will not deliver your Owner Payout by check or by any means other than direct deposit.

9.4 Credit Card or Bank Account on File. You may be required to keep a valid credit card or bank account on file. You authorize us to charge any amounts owed that cannot be collected from Guest payments or Owner Payouts, plus, for credit card transactions, a surcharge equal to our actual cost of processing, not to exceed 3%. You must keep all payment information current.

9.5 Collection Actions. We reserve the right to place your account on hold, suspend our Services, and/or terminate this Agreement if you are overdue in paying us any amounts due. Declined, refused, and/or returned payments may result in a $50.00 service charge payable immediately. Notwithstanding anything else herein, if you fail to pay any amounts owed to us under this Agreement, we reserve the right, on our own, through a third-party collection agency, or through legal counsel, to initiate a collection action or other legal proceeding against you to recover such funds. In such event, you agree to pay all costs and expenses, including, without limitation, reasonable attorneys' fees and other expenses, incurred by or on behalf of Weekender Management in connection with the collection action. Collection of liquidated amounts you owe us is excepted from arbitration as provided in Paragraph 17.1.

9.6 Payment Processor Reserves. Where we process Guest payments, the payment processor may withhold a portion of collected funds in a reserve against potential chargebacks and refunds, typically releasing those funds within ninety (90) days. Reserved amounts are treated as received for all purposes under this Agreement—including calculation of the Commission, the Management Fee, and Guaranteed Income—but the corresponding portion of your Owner Payout may be delayed until the processor releases the funds. Rather than tracking each release individually, we release reserved amounts on a standard schedule: with the Owner Payout that accompanies the monthly statement for the third calendar month after the month in which the

Guest stay ended (for example, a reserve withheld from a May stay is released with the August statement's payout).

## 10. OWNER CANCELLATIONS.

10.1 Owner Cancellation Policy. You agree to honor all Bookings. Any Booking you cancel for any reason—or that we cancel because the Property is not maintained to acceptable standards or because you breached this Agreement—constitutes an "Owner Cancellation." In such cases, we may, at our discretion, issue refunds, travel credits, or alternative accommodations to Guests at your expense. Because Owner Cancellations damage our standing with booking platforms in ways that can affect our entire portfolio, any Owner Cancellation—even a single one—constitutes cause for termination by us under Paragraph 3.5.

10.2 Notice. You must promptly notify us of any Owner Cancellation.

10.3 Owner Cancellation Charge. For each Owner Cancellation, you will be charged: (a) the actual costs we incur in connection with the cancellation, including Guest refunds, travel credits, relocation costs, and platform penalties; plus (b) the Management Fee we would have earned on the canceled Booking; subject to a minimum total charge of $250 per canceled Booking.

10.4 Cancellations for Termination. Reservations canceled due to termination of this Agreement are governed by Paragraph 3. Penalties under this Paragraph 10 apply to any cancellations that violate the termination terms in Paragraph 3.

## 11. TAX.

We will collect, report, and remit all required sales, lodging, occupancy, tourist, or similar taxes ("Occupancy Taxes") on booking revenue, using a third-party tax service provider (currently Avalara), whose charge—currently $30 per listing per month—is passed through to you at cost, or our own systems at a tax-service charge disclosed under Paragraph 8.5. You are solely responsible for determining, reporting, and remitting all other taxes related to the Property, including real and personal property taxes, ad valorem taxes, and any sales taxes unrelated to booking revenue, as well as any income tax obligations arising from Bookings or Owner Payouts. We do not provide tax advice.

## 12. OUR GUARANTEE.

12.1 Our Advertised Guarantee. "We're so confident in our ability to maximize your property's performance, that if we don't meet or surpass AirDNA's projected income for your property in the first year, we will credit you the difference, up to $5,000."

12.2 AirDNA. The Income Guarantee we provide is determined by the figure from AirDNA on the date we send you this Agreement. We are not affiliated with AirDNA except as users of its product. To understand more about AirDNA, see https://www.airdna.co. The income amount for your Property that we guarantee in the first year under this Paragraph 12 (the "Guaranteed Income") is $______________. AirDNA's month-by-month projection for the Property, captured on the same date, is set out in Attachment F and is used where this Agreement calls for monthly or seasonal apportionment (Paragraphs 6.5.3 and 12.8.2).

12.3 Income. Guaranteed Income includes all revenue the Property generates—accommodation charges, both Weekender Management and third-party fees, and the Channel Access Charge—excluding taxes. (Refunds issued for valid free-cancellation-period guest cancellations do not count toward Guaranteed Income. Amounts charged back or reversed and not recovered also do not count, consistent with Paragraph 16.2. All other refunds do count as revenue for Guarantee purposes.) Your actual payout may be lower due to Management Fees, maintenance, cleaning, and operational expenses. (Illustration: if the Guaranteed Income is $40,000 and the Property generates $38,000 in total revenue as defined above, the credit is $2,000—even though your Owner Payout for the year, after Management Fees and expenses, will be less than $38,000.) Credits are in all cases subject to the $5,000 Guarantee Limit in Paragraph 12.7.

12.4 Guarantee Period. The Guarantee applies only to the first year, beginning on the first guest stay after the Property becomes active, and does not renew. It does not apply to contracts signed before August 29, 2023, or contracts to which the Guarantee did not apply when originally executed.

12.5 Limitations and Exclusions. This guarantee is not absolute and shall not apply if: (a) the Property is subject to minimum-stay requirements (e.g., HOA or municipal rules or regulations); (b) the Property is not continuously available and rent-ready (except for up to seven (7) cumulative days for emergency maintenance or resulting from events such as fires, acts of God, or regulatory actions); (c) significant amenities are removed or become unavailable (e.g., hot tub, fence); (d) significant change in conditions affecting the Property (e.g., commencement of significant construction, nuisance conditions, pandemic, war, or acts of terror); (e) you elect to set a minimum nightly rate, or you use the Property personally at any time during the Guarantee Period (any personal use, regardless of duration, makes the Guarantee inapplicable); (f) you elect to disallow pets under Paragraph 6.4.2; or (g) the Property was previously managed by us, unless beneficial ownership has changed.

12.6 Maintenance Considerations. For emergency-maintenance downtime of up to seven (7) cumulative days (downtime beyond that limit is governed by Paragraph 12.5(b)), Guaranteed Income is reduced by one cleaning fee per consecutive block plus the greater of: (1) the average of the Property's listed Nightly Rates for the affected nights, as those rates stood at the end of the day before the downtime began, or (2) $100 per night.

12.7 Form of the Guarantee. If your Property doesn't achieve the Guaranteed Income during the Guarantee Period, you will receive credits toward future management commissions. These credits shall equal the difference between the Guaranteed Income and the actual income, but in no event shall the total credits exceed $5,000 (the "Guarantee Limit").

12.8 Effect of Contract Termination.

12.8.1 Both parties retain the right to terminate this Agreement as provided elsewhere in this Agreement. If you terminate this Agreement for any reason or we terminate this Agreement for cause during the Guarantee Period, the Guarantee is permanently void.

12.8.2 If we terminate without cause, Guaranteed Income will be prorated using the monthly projections in Attachment F for the elapsed portion of the Guarantee Period, the $5,000 Guarantee Limit will be prorated by elapsed months, and we will pay any shortfall (up to that prorated Guarantee Limit) in twelve monthly installments. For example, if the Guaranteed Income for your

Property is $40,000, we terminate without cause after six months, and the Attachment F projections for those months total half of the annual projection, the prorated Guaranteed Income shall be $20,000. If your actual income during that period was $10,000, we will pay you $2,500, the prorated Guarantee Limit, since the difference between the actual income and the prorated Guaranteed Income exceeds the prorated Guarantee Limit. If, however, your actual income was $19,000, we will pay you $1,000.

12.9 Effect of Delays Due to Licensing Process. If licensing requirements prevent short-term rental activity, the Guarantee Period begins on the first stay after the license is issued. If that start date is more than one hundred twenty (120) days after the Effective Date, however, the Guarantee will be void.

12.10 Responsibility of Notice. You agree that you must claim the Guarantee in order for it to be valid. We shall not be responsible for independently tracking your Property's progress toward the Income Guarantee. To claim the benefits of the Income Guarantee, you must notify us of your intention to do so within ninety (90) days after the end of the Guarantee Period. We shall then have thirty (30) days to determine the accuracy of your claim and issue the appropriate credit, if applicable. Upon your request at any time, we will confirm the start and end dates of your Guarantee Period.

## 13. NO ATTORNEY-CLIENT RELATIONSHIP.

Owner acknowledges, consistent with Rule 5.7 of the Arkansas Rules of Professional Conduct and similar rules in other jurisdictions, that although our principal broker is a licensed Arkansas attorney, Weekender Management does not provide legal services, no attorney-client relationship is created with Weekender Management or any associated attorney, and attorney-professional-conduct rules governing client-lawyer relationships do not apply.

## 14. LIMITATION OF LIABILITY.

WEEKENDER MANAGEMENT, ITS SUBSIDIARIES, AFFILIATES, OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, AGENTS, CONSULTANTS, AND ANY THIRD-PARTY PROVIDERS ARE COLLECTIVELY THE "WEEKENDER MANAGEMENT GROUP." TO THE FULLEST EXTENT PERMITTED BY LAW, AND EXCEPT FOR LOSSES ARISING FROM THE WEEKENDER MANAGEMENT GROUP'S GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR BREACH OF ITS OBLIGATIONS WITH RESPECT TO FUNDS HELD FOR YOUR BENEFIT: (A) THE WEEKENDER MANAGEMENT GROUP WILL NOT BE LIABLE FOR ANY LOST PROFITS OR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, OR PUNITIVE DAMAGES ARISING OUT OF OR RELATING TO THIS AGREEMENT OR OUR SERVICES, REGARDLESS OF THE THEORY OF LIABILITY (INCLUDING CONTRACT, WARRANTY, TORT, NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE); AND (B) THE MAXIMUM AGGREGATE LIABILITY OF THE WEEKENDER MANAGEMENT GROUP FOR ALL CLAIMS ARISING OUT OF OR RELATING TO THIS AGREEMENT OR OUR SERVICES IS LIMITED TO THE TOTAL MANAGEMENT FEES (AS DESCRIBED IN PARAGRAPH 8.1) YOU PAID TO US IN THE TWELVE MONTHS PRECEDING THE EVENT GIVING RISE TO THE CLAIM. NOTHING IN THIS PARAGRAPH LIMITS THE INCOME GUARANTEE IN PARAGRAPH

12, WHICH IS YOUR EXCLUSIVE REMEDY FOR UNDERPERFORMANCE OF THE PROPERTY'S RENTAL INCOME.

## 15. RELEASE AND INDEMNIFICATION.

You agree to release the Weekender Management Group (each member, an "Indemnified Party") and its related parties from any and all claims, liabilities, or demands arising out of or relating to any dispute with a third-party provider, third-party website, or your use of our Services. You further agree to indemnify, defend, and hold harmless the Weekender Management Group from any claims, losses, costs, or expenses (including attorneys' fees) arising from your use of our Services; any communication, transaction, or dispute involving you and any Guest, user, or third party; any use of third-party tools or services; any interaction between our Site and any third-party website; or any breach by you of this Agreement or your representations herein. You will cooperate fully in any defense. However, you are not required to indemnify or hold harmless any Indemnified Party to the extent a claim results from that party's own gross negligence or willful misconduct. We may, at our expense, assume exclusive control of any matter subject to indemnification, and you may not settle any such matter without our written consent. We will likewise indemnify, defend, and hold you harmless from third-party claims to the extent caused by our gross negligence or willful misconduct in performing the Services.

## 16. FUNDS HANDLING; CHARGEBACKS.

16.1 How Guest Funds Flow. Guest payments are collected by the OTA or payment processor for the applicable Booking and are accounted for through our trust-accounting platform before disbursement of your Owner Payout. We will maintain records sufficient to account for all funds received and disbursed in connection with your Property, reconciled no less than monthly, and your monthly statement under Paragraph 9.1 will reflect that accounting. Where we receive funds belonging to you, we will hold them through a designated arrangement consistent with the requirements of the Arkansas Real Estate Commission and, for Property located in another state, the corresponding requirements of that state.

16.2 Chargebacks; Refund Processing Costs. Guest chargebacks, payment reversals, and uncollectible Guest payments are a risk of rental revenue and reduce the revenue attributable to your Property, whether occurring before or after an Owner Payout. We will contest chargebacks where commercially reasonable and will pass through to you any amounts recovered. We may deduct from future Owner Payouts amounts previously paid to you that are subsequently reversed. Where we process a Guest payment and later refund it in whole or in part (for example, for a canceled reservation), the payment processor does not return its processing fees on the refunded amount; notwithstanding Paragraph 8.2, those non-refundable processing fees are an expense of the affected reservation and will be deducted from your Owner Payout or charged to your account, without duplication of any amounts charged under Paragraph 10.3.

## 17. DISPUTES, ARBITRATION, AND JURISDICTION.

17.1 Any dispute arising under this Agreement or our Services will be resolved by binding arbitration on an individual basis (no class or consolidated actions) before a single neutral arbitrator, without administration by the American Arbitration Association or any other arbitral institution. All rights to a jury trial or to participate in a class action are waived by both parties. Either party may instead bring an individual claim in small claims court if eligible. The arbitration will proceed as follows: (i) a party initiates arbitration by giving the other party written notice describing the claim and the relief sought; (ii) the parties will select the arbitrator by mutual agreement within thirty (30) days after that notice—the arbitrator must be neutral, with no existing or prior business or personal relationship with either party, and must be a retired judge or an attorney licensed for at least ten (10) years with experience in real-estate or commercial disputes—and if the parties do not agree within that period, either party may apply to a court described in Paragraph 17.2 to appoint the arbitrator under Section 5 of the Federal Arbitration Act, 9 U.S.C. § 5; (iii) the arbitrator will set the procedures for the arbitration, including a reasonable exchange of information, consistent with the expedited and economical nature of arbitration, will permit each party to be represented by counsel, and will issue a reasoned award in writing; claims of $25,000 or less will be decided on written submissions unless the arbitrator determines a hearing is necessary, and any hearing will be held in Benton County, Arkansas, or by videoconference if either party requests; and (iv) if you initiate the arbitration, your share of the arbitrator’s fees and compensation will not exceed $250, and we will pay the remainder; if we initiate the arbitration, we will pay the arbitrator’s fees and compensation in full; if the arbitrator finds that a claim or counterclaim was frivolous or asserted for an improper purpose, the arbitrator may reallocate the arbitrator’s fees and compensation between the parties notwithstanding the foregoing; and each party otherwise bears its own attorneys’ fees, expert fees, and costs, except that the arbitrator may award attorneys’ fees and costs to the prevailing party where this Agreement or applicable law (including, for contract claims, Ark. Code Ann. § 16-22-308) provides for them. The arbitrator may award any relief a court could, and the arbitration decision may be entered as a judgment in court. This arbitration agreement is governed by the Federal Arbitration Act and will survive termination of this Agreement. This Paragraph does not apply to (a) either party’s action to collect liquidated amounts owed under this Agreement, or (b) either party’s application for provisional or equitable relief, each of which may be brought in the courts described in Paragraph 17.2.

17.2 If for any reason a claim or any other legal action between us proceeds in court rather than in arbitration, we each irrevocably and unconditionally agree that neither of us will commence any action, litigation, or proceeding of any kind whatsoever against the other in any way arising from or relating to this Agreement or our Services in any forum other than the courts of the State of Arkansas sitting in Benton County—or, if in a federal court, the Western District of Arkansas, Fayetteville Division—and any appellate court thereof. We each irrevocably and unconditionally submit to the exclusive jurisdiction of said courts. We each also agree that a final judgment in any such action, litigation, or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

17.3 This Agreement is governed by the Federal Arbitration Act, 9 U.S.C. § 1 et seq. (“FAA”), federal arbitration law, and the laws of the State of Arkansas without regard to conflict of laws principles. It is the intent of the parties that the FAA shall preempt all state laws to the fullest extent permitted by law.

17.4 Our right to modify or amend this Agreement, in whole or in part, per Paragraph 18.6 below, does not apply to this Paragraph 17. The version of this Paragraph 17 in effect on the date you last accepted this Agreement controls.

## 18. GENERAL.

18.1 Entire Agreement. This Agreement constitutes the entire agreement between you and Weekender Management and supersedes all prior agreements. Section headings are for convenience only. If any provision is found invalid, the remainder will remain in effect, and any partially invalid provision will remain enforceable to the extent permitted.

18.2 Assignment. We may assign this Agreement at our discretion. You may assign it only with our prior written consent. Any assignment by you voids the Income Guarantee. Existing reservations survive your assignment of this Agreement; the assignment therefore does not, of itself, invoke Paragraph 10 (Owner Cancellations).

18.3 Force Majeure. We are not responsible for delays or failures caused by events beyond our reasonable control, including natural disasters, government actions, labor disputes, technology failures, or other unforeseen circumstances.

18.4 Effect of Waiver. No waiver of any breach of any term, covenant, agreement, restriction, or condition of this Agreement shall be construed as a waiver of any succeeding breach of the same or any other covenant, agreement, term, restriction, or condition of this Agreement. The consent or approval of either party to or of any action or matter requiring consent or approval shall not be deemed to waive or render unnecessary any consent to or approval of any subsequent or similar act or matter.

18.5 Notices. You can contact us and/or provide any notice under this Agreement at info@weekendermanagement.com or by mail to “Weekender Management Legal” at Weekender Management, Inc., 200 SE 6th St, Suite 108, Bentonville, Arkansas 72712, or such other address as we designate by notice to you. We can provide notice under this Agreement by contacting you at the Owner email address and/or the Owner mailing address that you provide in your Owner’s Portal. Notice sent to the Owner email address on file is effective when sent. You are responsible for keeping your contact information current and for ensuring that messages from us are not blocked or filtered. We are not responsible for a failure of delivery, or for any consequence of your not receiving a notice, that results from an address you provided being inaccurate or out of date, from your email or network systems, or from any other cause outside our reasonable control.

18.6 Modification of this Agreement. We reserve the right to modify this Agreement at any time in accordance with this provision. If we make changes to this Agreement, we will post the revised Agreement on the Site and provide you with notice of the modifications by email at least thirty (30) days before the date they become effective. If you disagree with the revised Agreement, you may terminate this Agreement pursuant to Paragraph 3. In such a case, the Agreement in place at the time you provide your notice will remain in effect until this Agreement terminates. If you do not terminate your Agreement before the date the modifications become effective, your continued access to or use of our Services will constitute acceptance of the revised Agreement. This right to modify does not apply to Paragraph 17 (Disputes, Arbitration, and Jurisdiction), as provided in Paragraph 17.4.

18.7 Electronic Signatures. The Parties agree that this Agreement may be executed electronically, and that electronic signatures delivered by email or any other agreed-upon method have the same legal effect, validity, and enforceability as handwritten signatures. An electronic signature constitutes the signing Party’s intent to be bound by this Agreement. Each Party may retain electronic copies of this Agreement and any electronically signed documents, which shall be deemed originals for all purposes.

18.8 Survival. Paragraphs 3.4, 3.6 (as to accrued reimbursement and termination-fee obligations), 3.7, 5.7 (as to the reserve refund), 6.1, 6.7, 8, 9, 10, 11 (as to Occupancy Taxes on Bookings managed to completion after termination), 12 (as to accrued claims), 13, 14, 15, 16, 17, and this Paragraph 18 survive expiration or termination of this Agreement.

Do you wish to commit to a twelve-month term in exchange for our covering startup expenses as provided in Paragraph 3.6? ☐ Yes ☐ No

Do you wish to use your Property personally more than thirty (30) calendar days per year—or more than eight (8) weekend days or federal holidays within that allowance—as provided in Paragraph 7.1? ($99 monthly software fee applies; note that any personal use makes the Income Guarantee inapplicable—see Paragraph 12.5(e)) ☐ Yes ☐ No

Commission Rate: ________

Date signed: ________

Anticipated Go Live Date: ________

Do you wish to allow pets?: ________

Guaranteed Income (Paragraph 12.2): $________ (Measured on total Property revenue including our fees but excluding taxes, before deduction of Management Fees and expenses—see Paragraph 12.3.)

Address of Property(ies):

________________________________
Owner

WEEKENDER MANAGEMENT, INC.

By ________________________
Richard Garrett Ham, Jr.
Principal Broker

**ATTACHMENT A**

I hold the Property that is subject to this Agreement (choose one):

☐ In my personal capacity. If you hold the rights to this Property in your own name, then the provisions of this Attachment A do not apply to you.

☐ In an LLC, LLP, corporation, trust, or other legal entity. If you hold this Property in an LLC, LLP, corporation, trust, or other entity or if you are signing this Agreement on behalf of any such legal entity, then the individual signing below agrees to be jointly and severally liable for, and personally guarantees, the payment of all fees, costs, and other amounts owed under this Agreement on behalf of said entity.

Personal Guarantor (sign individually): ________________________

Printed name: ________________________

Date: ____________

## ATTACHMENT B—MAINTENANCE PRICING SCHEDULE

Maintenance Labor (all trades)—Standard: $50.00 per hour plus materials at cost; After Hours: $75.00 per hour plus materials at cost

HVAC Filter Replacement—$10.00 per filter plus cost of filter

Trash—Weekly Can-To-Curb Service: $50 per month; Excess Trash Haul Away: $75 per load

Miscellaneous—All hourly rates are billed in fifteen-minute increments with a one-hour minimum. Standard hours are 9:00 am to 5:00 pm, Monday through Friday; work outside these hours is after-hours labor. Costs of outside vendors are billed separately at cost plus a 10% administrative fee. Time spent gathering quotes for projects at the owner's request will be billed at the standard labor rate.

Updates to this Schedule are made as provided in Paragraph 2.2.3.

## ATTACHMENT C—ACCIDENTAL DAMAGE PROTECTION PROGRAM TERMS

The Accidental Damage Protection Program Terms dated August 21, 2026, are set forth below and made part of this Agreement. We will provide notice of any amendment to these Terms in the manner described in Paragraph 18.6.

**Terms & Conditions –** Weekender Accidental Damage Protection (dated August 21, 2026)

### INTRODUCTION

This Weekender Accidental Damage Protection Program (the "Protection Program") is offered as an additional service by Weekender Management, Inc., a Delaware corporation ("Weekender Management"), to owners of certain vacation and other short-term rental properties as one of the services pursuant to this Agreement (the "Management Agreement"). These Terms & Conditions are incorporated as part of the Management Agreement and are subject to modification on the same terms as the Management Agreement.

This Protection Program provides protection for certain damages to the rental premises identified in these Terms & Conditions that are sustained during such rental, and replacement of any furnishings that are damaged during such rental which cannot be repaired.

THIS PROTECTION PROGRAM IS NOT INSURANCE. It provides the services described in these Terms & Conditions in consideration of a per-stay damage-waiver Fee (Paragraph 8.1 of the Management Agreement) that Weekender Management sets, collects, and retains; the Fee may be presented to the Guest within the total price for the stay rather than as a separate line item. The Protection Program is limited and available only to Weekender Management clients under the terms outlined in these Terms and Conditions.

### SUMMARY OF OWNER BENEFITS

• Peace of Mind for Accidents: You can rest easy knowing that accidental damages caused by Guests are covered up to $10,000 each year ($2,500 per incident/reservation) for your property. If a Guest unintentionally breaks or damages something, Weekender will handle it—your investment is protected and you won't be stuck with surprise bills. In short, we've "got your back" on those inevitable little accidents that come with renting out your home on a short-term basis.

• No Cost to You: This protection comes included as part of Weekender Management's service. Owners do not pay extra for this coverage; it is funded by a per-stay damage-waiver Fee included in the Guest's total price, so each reservation contributes to fund this program. Unlike buying an insurance policy or warranty, you aren't paying premiums—it's a value-added service. It's essentially a bonus safety net for owners.

• No Security Deposit Hassles: We've eliminated the need for traditional security deposits from Guests in most cases, thanks to this program. Security deposits can deter bookings and create extra work (holding funds, then refunding them if no damage). With Weekender, the process is smoother —Guests face fewer upfront costs, which can boost bookings, and you still have protection in place. This means a better Guest experience (no large hold on their credit card) and less administrative work for everyone, all while you remain protected against damages.

• Fast, Easy Claims Process: If an accident occurs, Weekender handles the entire claims and repair process for you to ensure your property is back to top shape and ready for the next Guest without delay. You save time and money, as we coordinate everything.

• Deductible Assistance for Big Incidents: On the very rare occasion that a Guest causes a major incident, we will still be there to help. We'll contribute up to $1,000 toward your homeowner's insurance deductible if you have to make an insurance claim for a Guest-related damage. This means even in worst-case scenarios, we reduce your out-of-pocket expense.

• Protecting Your ROI and Property Condition: By covering and promptly addressing accidental damage, Weekender helps maintain your property's condition and your revenue. Minor damages are fixed at no cost to you, ensuring your home stays in great shape and your next Guests continue to give 5-star reviews. You won't have lingering damage or deferred maintenance just because a Guest couldn't be charged. Ultimately, this service preserves the long-term value of your property and keeps your rental income flowing smoothly, with minimal disruptions.

**DEFINITIONS**

A. In this Protection Program, "you" and "your" refer to the Property Owner shown in the Management Agreement. "We," "us," and "our" refer to Weekender Management.

B. The following capitalized words and phrases are defined as follows:

1. Aircraft means any contrivance used or designed for flight including any parts whether or not attached to the aircraft, including model or hobby aircraft and drones.

2. Bodily Injury means bodily harm, sickness or disease, including required care, loss of services and death resulting therefrom.

3. Business includes trade, profession, or occupation, except Vacation Rentals as transacted by Weekender Management.

4. Hovercraft means a self-propelled motorized ground effect vehicle and includes, but is not limited to, flare craft and air cushion vehicles.

5. Watercraft means a craft principally designed to be propelled on or in water by wind, engine power or electric motor.

6. Motor Vehicle means: (a) a motorized land vehicle designed for travel on public roads or subject to motor vehicle registration; (b) a trailer or semi-trailer designed for travel on public roads and subject to motor vehicle registration; (c) a motorized golf cart, snowmobile, or other motorized land vehicle owned by any Beneficiary and designed for recreational use off public roads; and (d) any vehicle while being towed by or carried on a vehicle included in (a), (b), or (c).

7. Vehicle means Aircraft, Hovercraft, Watercraft, or Motor Vehicle (and any similar item) collectively.

8. Guest means the person(s) renting the Premises, their immediate family, and any member of the party staying on the Premises while residing at the Premises.

9. Premises means the unit shown as the property in the Management Agreement, and any other structures on the grounds of the Premises and used by the Guest as a residence.

10. Property Damage means physical injury to or destruction of tangible property. Loss of rents is not covered by this Protection Program.

11. Property Owner means the legal, registered owner of the Premises.

12. Protection Program means the terms and conditions as set out in this document.

13. Rental Agreement means the executed and legally binding contract for rental of the Premises.

14. Vacation Rental means a furnished house, apartment, or condominium rented to a Guest on a temporary basis. Vacation Rental does not include any premises used as a Business by Property Owner.

**COVERAGE PROVIDED**

Weekender Management will cover the cost for accidental, Guest-caused damage to the Premises that occurs during a Weekender-managed short-term rental stay, subject to the conditions and limits below. Coverage is provided up to a maximum of $10,000 per property per year ($2,500 per incident/reservation) for eligible damages. This program is designed to cover minor to moderate accidental damage so that Owners don't have to worry about small claims or out-of-pocket expenses for repairs.

This program is not designed to cover events typically covered by insurance, including, but not limited to, (1) fire; (2) flood; or (3) intentional vandalism. However, if one such incident occurs as a result of verifiable Guest behavior, Weekender Management will reimburse you for the amount of your insurance deductible, up to $1,000, so long as the event is covered by your insurance. Such reimbursement counts against your annual maximum coverage. Incidents not directly caused by Guests, such as electrical fires or acts of God, are not covered.

The $10,000 annual limit is an aggregate cap per property in each calendar year; once this limit is reached for a given property, any further damages in that year would be the Owner's responsibility (or covered by the Owner's insurance). The cap resets annually on January 1st. If the Premises is only available for part of the year, the coverage amount will be prorated as described below.

Weekender Management's damage protection is automatically included as part of our management service—owners do not pay a separate premium for this coverage directly; it is funded by the per-stay damage-waiver Fee described in Paragraph 5.9 of the Management Agreement, which is not part of the accommodation fare for purposes of Paragraph 8.2. (We may adjust the amount of the Guest-paid damage-waiver Fee at any time in the exercise of our pricing discretion under Paragraph 6.4.1; changes to these Terms themselves are made as provided in Paragraph 18.6.)

**MONTHLY PRORATION OF COVERAGE LIMIT**

Weekender's Accidental Damage Protection provides up to $10,000 of coverage per property per calendar year ($2,500 per incident/reservation) for accidental guest-caused damage. This annual cap resets each January 1. If a property is added to the program partway through the year—or is unavailable for more than thirty consecutive days during the year (such as being taken offline for repairs or personal use)—the coverage limit for that calendar year is prorated: for a mid-year start, based on the number of active, full months remaining; for unavailability of more than thirty (30) consecutive days, reduced pro rata by the number of days unavailable.

For example, if a property goes live in February, the limit will be approximately $9,167 for that year. Similarly, if a property is taken offline for February and March (59 consecutive days), the limit would be reduced by approximately 59/365, to approximately $8,384 for the year. The full $10,000 cap resumes automatically on January 1 of the following year subject to the same limitations.

Illustrative schedule (start month or time unavailable—coverage limit for the year): January—$10,000 (full annual limit); February or 1 month unavailable—approximately $9,167 (11/12); March or 2 months unavailable—approximately $8,333 (10/12); April or 3 months unavailable—approximately $7,500 (9/12); May or 4 months unavailable—approximately $6,667 (8/12); June or 5 months unavailable—approximately $5,833 (7/12); July or 6 months unavailable—$5,000 (6/12); August or 7 months unavailable—approximately $4,167 (5/12); September or 8 months unavailable—approximately $3,333 (4/12); October or 9 months unavailable—$2,500 (3/12); November or 10 months unavailable—approximately $1,667 (2/12); December or 11 months unavailable—approximately $833 (1/12).

**COVERED DAMAGE – QUALIFYING INCIDENTS**

Except as otherwise explicitly stated herein, this program covers accidental physical damage to the Owner's property caused by a verified short-term rental Guest during their stay. "Accidental" means sudden and unforeseen damage caused unintentionally—in other words, incidents that were not deliberate or malicious. Examples of covered damage include: broken dishes or glassware, spills or stains on rugs or furniture, broken furniture due to a Guest's mishap (subject to wear and tear exceptions), damage to flooring or walls from an accident (e.g., a Guest trips and knocks over a table, denting a wall), appliance damage caused by incorrect but non-malicious use, etc. These are the types of incidents a Guest might normally be responsible for paying, but under this program the Owner can be made whole without needing to charge the Guest directly.

Note: Damage or loss must occur during a paid Guest reservation managed by Weekender, and the Guest must have caused the damage (as opposed to inherent defects or maintenance issues). Weekender retains discretion to determine if a reported incident qualifies as "accidental Guest-caused damage" under this program.

**EXCLUSIONS – WHAT'S NOT COVERED**

The Accidental Damage Protection program does not cover certain categories of loss, consistent with industry norms for damage waivers. Notably:

• Intentional or Grossly Negligent Damage: Any damage resulting from deliberate acts, gross negligence, or willful misconduct by the Guest is excluded. For example, vandalism, purposeful property destruction, or damage resulting from hosting an unauthorized party would not be covered. (Such incidents fall outside "accidental," and the Owner/Weekender may pursue the Guest for full damages in these cases.) However, if the event is covered by insurance, the deductible reimbursement plan described above would apply.

• House Rules Violations: Damage arising from breaches of rental terms or house rules is not covered. For instance, pet damage in a home that doesn't allow pets, smoke damage in a non-smoking property, or damage from an unapproved Guest or activity would be excluded. These scenarios often involve gross negligence or rule-breaking, so they are treated separately (the Guest can be held liable directly). Pet damage, beyond normal wear and tear, for properties that do allow pets is covered.

• Violations of an Ordinance or Law.

• Acts of Property Owner: Any loss arising out of any act a Property Owner commits or conspires to commit with the intent to cause a loss.

• Legal Damages: Any legal damages of any kind, including punitive or exemplary damages, fines or penalties, awarded against you.

• Theft or Missing Items: Theft of the Owner's property by a Guest, or items that mysteriously go missing, are not covered by this program (since a theft is intentional and often difficult to prove and document). If a Guest is suspected of theft, that would be handled as a Guest liability/law enforcement matter, not an accident. However, if there is a police report confirming a Guest's theft, Weekender can assist the owner with filing an insurance claim or pursuing the Guest, and the normal insurance deductible reimbursement rules apply.

• Normal Wear & Tear or Maintenance Issues: Gradual wear and tear, or damage from routine use that accumulates over time (scuffs, minor dings, scratches to flooring, loose fixtures from regular use, a piece of furniture giving out without being misused by the Guest), is not covered. The program isn't a maintenance or upkeep fund—it's meant for discrete accidental incidents. Similarly, mechanical or system failures (e.g., HVAC stops working, plumbing leak not caused by Guest action) are not covered, as those are typically maintenance or insurance issues unrelated to Guest behavior.

• Linens: The regular and frequent replacement of linens due to normal wear and tear, tearing, or stains is a normal part of the short-term rental business, and their replacement is therefore not covered by this program.

• Bodily Injury or Liability Claims: Any injury to Guests or third parties, or liability claims against the owner (for example a Guest suing over an injury on the property), are outside the scope of this program. Those events should be covered by liability insurance (e.g., homeowner's or commercial liability policies). The damage protection fund only addresses accidental property damage to the Owner's property, not personal injuries or third-party property damage.

• Extraordinary Events: Catastrophic losses due to events like fire, flood, or natural disasters are not covered. Any one-off incident above the $2,500 per incident/reservation cap, by definition, isn't fully covered—the program would pay out the maximum for that claim. Any incident that would push the annual limit above the $10,000 cap likewise isn't fully covered—the program would pay out the maximum and then end for that year on that property.

• Microorganism Exclusion: This Protection Program does not provide protection for any loss, damage, claim, cost, expense or other sum directly or indirectly arising out of or relating to mold, mildew, fungus, spores or other microorganism of any type, nature, or description, including but not limited to any substance whose presence poses an actual or potential threat to human health.

• Vehicles: Damage to any Vehicle is not covered by this Program.

**OWNER'S INSURANCE AND RESPONSIBILITY**

This program is not insurance and is not a substitute for the Owner's own property insurance. Owners are required to maintain homeowner's or landlord insurance on the property (and liability insurance) as per our management agreement—that remains the primary coverage for large losses. Weekender's damage protection is a benefit to cover the "gap" for smaller incidents that would fall under the typical deductible or be too minor to claim. If a Guest-caused incident is significant enough to potentially file an insurance claim (for example, a fire causing $20,000 of damage), the Owner should proceed with their insurance claim for full coverage. Weekender will reimburse up to $1,000 of the Owner's deductible to ease the burden. The intention is that the Owner is "made whole" between the insurance payout and Weekender's contributions, while Weekender does not itself insure very large losses. Owners must notify Weekender if they plan to file an insurance claim for Guest damage so that our team can coordinate and provide the deductible assistance, if applicable.

**CLAIMS PROCESS**

Weekender Management conducts routine property inspections between Guest stays and will, at its own discretion, identify and address any covered losses discovered during these inspections. In such cases, Weekender will initiate and manage the claims process without requiring involvement from the property owner. (Please note: Damage occurring before the implementation of this program—which, for purposes of these Terms & Conditions, is May 15, 2025—is not covered.)

However, due to the nature of short-term rentals, not all damage or loss may be readily discoverable during inspections. Items such as concealed damage or issues occurring in less-trafficked areas may reasonably go undetected. Weekender Management cannot guarantee that every instance of covered damage will be identified without input from the Owner.

If the Owner becomes aware of a covered loss that may not have been previously identified—whether during a personal visit, through communication with a Guest, or by other means—they should report it to Weekender Management as soon as possible. While we do not impose a strict reporting deadline, prompt notice is essential. Delays may make it more difficult to verify the circumstances and determine the responsible party, which may affect eligibility for reimbursement.

Weekender will review any such owner-reported damage in good faith, determine whether the incident falls within program coverage, and proceed with repairs or replacement as appropriate. The goal is to ensure owners are made whole for covered Guest-caused damages, whether identified by our team or brought to our attention by the Owner.

**REPAIR AND REPLACEMENT PROCEDURE**

Except as specifically provided in the case of insurance deductible reimbursement, this program is not a reimbursement plan. Property owners are not expected to and should not arrange for repairs or replacements themselves for covered damage.

Instead, upon identification of a covered loss, Weekender Management will take full responsibility for initiating, coordinating, and conducting necessary repairs or procuring suitable replacement items. This includes sourcing qualified vendors, managing scheduling, and covering the costs directly from the damage protection fund.

Weekender reserves the right to determine whether repair or replacement is the appropriate remedy, as well as to select materials or items of comparable quality and functionality. Owners will be notified of any substantial repairs or replacements, but no action is required on their part unless specifically requested for input or access.

By design, this approach ensures consistency, cost-efficiency, and prompt resolution, while minimizing disruption to the property's rental readiness.

**ITEMS OF EXCEPTIONAL VALUE**

This program does not cover items of exceptional or extraordinary value, including but not limited to jewelry, watches, cash, coin or stamp collections, fine art, antiques, or other collectibles. Property owners are strongly discouraged from keeping such items at any short-term rental property managed by Weekender Management.

Any loss, theft, or damage to such items—regardless of whether caused by a Guest or otherwise—falls outside the scope of this program and will not be reimbursed or replaced. If an owner chooses to keep items of exceptional value on-site, they do so at their own risk and should ensure those items are separately insured through an appropriate homeowner or specialty policy.

**WEEKENDER'S RECOVERY RIGHTS**

By participating in this program, Owners understand and agree that Weekender retains the right of subrogation/recovery for any payments it makes under the damage protection. This means if Weekender reimburses an Owner for Guest-caused damage, Weekender may, at its discretion, seek to recover those costs from the responsible Guest or any other liable party.

Practically, Weekender will decide on a case-by-case basis whether to pursue the Guest for payment. Factors include the nature of the damage, whether it was truly accidental or due to negligence, and maintaining good Guest relations. If the damage was clearly accidental and minor, we will typically not charge the Guest (as a courtesy, since the program covered it). However, if the damage was due to significant carelessness—or if the cost is high—we may charge the Guest's credit card or otherwise bill them even after bearing the expense of correcting the issue. This helps recoup the fund's losses and deter reckless behavior. Notwithstanding the foregoing, Weekender Management reserves the right to pursue recovery through any damage protection program offered by an Online Travel Agency (e.g., Airbnb's AirCover).

Important: Owners receive this benefit regardless of whether the Guest ultimately pays or not—once we've covered an issue, we will not ask the Owner to refund us if the Guest refuses to pay or if recovery efforts fail. (The only exception would be if later we found the claim to be fraudulent or not Guest-caused at all.) Any amount recovered from the Guest or their insurance will belong to Weekender (since the Owner has already been made whole).

Owners agree to support Weekender in recovery efforts as reasonably needed—for example, providing a statement or evidence if we pursue the Guest for damages.

Weekender also reserves the right not to pursue a Guest, at our discretion. In all cases, we handle communications with the Guest regarding damages, so the Owner does not need to get involved in uncomfortable collections discussions.

**NO WAIVER OF EXCLUSIONS**

From time to time, at its sole discretion, Weekender Management may elect to cover a loss that would otherwise be excluded under this Protection Program. Any such discretionary decision to provide coverage does not constitute a waiver of the program's exclusions, nor does it create any obligation or precedent to cover similar losses in the future. Each determination of coverage is made independently based on the specific facts and circumstances of the reported incident, and Weekender Management reserves the full right to enforce all exclusions set forth in these Terms & Conditions at any time.

**NATURE OF THE PROGRAM (DISCLAIMER)**

The Weekender Accidental Damage Protection is a service provided by Weekender Management as the management company, not an insurance policy. It is an internal guarantee to our owners that we will cover certain accidental damage costs, funded by a fee built into Guest charges. This program therefore does not involve an insurance contract, and no insurance carrier is underwriting the coverage. It is essentially a damage waiver/guarantee benefit of our management service. Owners do not pay premiums directly, and no claims are filed with an insurance company through this program. Because it is not formal insurance, it is subject to the terms and limits described herein and does not cover every possible risk. Weekender makes no warranty that all damages will be covered—only those qualifying under these terms up to the stated limit. That said, we intend for this program to provide broad coverage for the most common types of accidental Guest damages, to give our owners peace of mind.

Finally, Weekender may amend or cancel this program in the future with advance notice to owners, as outlined in the Management Agreement. (For example, adjustments might be made to the fee, coverage limit, or other terms if business conditions change or if required by law.) Any changes would not be retroactive—i.e., damage that occurred while a certain policy was in place would be handled under those terms. We include these Damage Protection terms as an attachment to your Management Agreement for clarity. By continuing to use Weekender Management's management services, Owners acknowledge and accept these terms. This program is provided in good faith to protect Owners' interests and maintain property condition, while also streamlining the rental process (by avoiding security deposits and minimizing small insurance claims).

PLEASE READ THIS WEEKENDER PROTECTION PROGRAM TERMS & CONDITIONS CAREFULLY. THIS PROGRAM DOES NOT PROVIDE INSURANCE COVERAGE TO YOU. IT IS A SERVICE PROGRAM TO PROVIDE YOU WITH PROTECTION FOR LOSS OR DAMAGE TO PROTECTED PROPERTY THAT IS INCURRED DURING A RENTAL PERIOD BY A GUEST.

Date of Terms & Conditions: August 21, 2026 (Protection Program effective date: May 15, 2025)

## ATTACHMENT D—MISSOURI RIDER

For any Property located in Missouri, the following provisions apply and control over any conflicting provision of this Agreement:

1. Broker. Weekender Management, Inc. is a licensed Missouri real estate brokerage and performs the Services through its Missouri-licensed principal broker (currently Richard Garrett Ham, Jr., who is licensed as a broker in both Missouri and Arkansas).

2. Deposits and Prepaid Rents. Guest payments are handled as described in Paragraph 16.1. Security deposits and prepaid rents, where received by us, are held by us as broker in a separate escrow account in accordance with § 339.105 RSMo and 20 CSR 2250-8.220; where not received by us, they are held by the collecting platform as described in Paragraph 16.1.

3. Brokerage Relationships. We act as your agent under this Agreement. We do not act as a subagent for any other party, as a disclosed dual agent, or as a transaction broker with respect to Guests, and no authorization for any such relationship is granted by this Agreement.

4. Broker Cooperation. Cooperation with other brokers, and compensation of cooperating brokers, is authorized only as provided in Paragraph 6.6.

5. Broker Disclosure. You confirm that you received the Missouri Broker Disclosure Form before signing this Agreement.

6. Compensation Disclosure. Our compensation for Missouri Properties consists of the Management Fee and the other fees and charges stated in this Agreement and its Attachments, including the 10% administrative fee on outside-vendor work stated in Attachment B, and the Channel Access Charge stated in Attachment E, which we retain in full. By signing this Agreement, you consent in writing to that compensation.

## ATTACHMENT E—CHANNEL ACCESS CHARGE SCHEDULE

The Channel Access Charge described in Paragraph 8.2 is calculated on all amounts the Guest pays for the Booking other than taxes and the Channel Access Charge itself (the accommodation fare, the cleaning fee, and any other Fees), at the following rates:

Airbnb — 18.35% (Airbnb's host-side service fee of 15.5% of the booking subtotal; Airbnb processes Guest payments, so no payment-processing component applies)

Vrbo — 9.00% (Vrbo's 5% booking commission, plus payment processing of 2.9% + $0.30 per transaction, which we incur because we process Vrbo Guest payments ourselves)

Booking.com — 22.25% (Booking.com's commission, approximately 15%, plus payment processing of 2.9% + $0.30 per transaction)

Direct bookings, including our website, our booking engine, and reservations we take directly — 3.25% (payment processing of 2.9% + $0.30 per transaction)

Other platforms — the rate posted for that platform on our website.

Each rate runs slightly above the sum of its stated components for two reasons: the platform and the payment processor assess their fees on the Guest's total price, which includes the Channel Access Charge itself, and payment processors assess their percentage on the tax-inclusive amount collected, while the Channel Access Charge is calculated on pre-tax amounts. We retain the Channel Access Charge and pay host-side platform fees and payment-processing costs out of it. No Commission is charged on it and it is not deducted from your Owner Payout. Updates to this Schedule are made as provided in Paragraph 8.2.

## ATTACHMENT F—AIRDNA MONTHLY REVENUE PROJECTIONS

AirDNA's projected revenue for the Property, captured on the date we sent you this Agreement (Paragraph 12.2), month by month:

January $______;

February $______;

March $______;

April $______;

May $______;

June $______;

July $______;

August $______;

September $______;

October $______;

November $______;

December $______.

Total (which must equal the Guaranteed Income stated in Paragraph 12.2 and on the signature page): $______.

These monthly figures are used wherever this Agreement calls for monthly or seasonal apportionment, including Paragraphs 6.5.3 and 12.8.2.