



PROPERTY MANAGEMENT & SERVICE AGREEMENT

Between:

Owner/Company Name: _____

ID/Registration number _____,

Property Address: _____

Email: _____

Phone No.: _____

(hereinafter called "The Owner"),

And

Superhosts Co. Ltd.

Pattaya _____

Tax ID. _____

(hereinafter called "the Operator")

Owner and Operator jointly called "the Parties"

WHEREAS, the Owner or authorised manager wishes to delegate to Operator the Management Services and/or vacation rental services for the Property as set forth in this Agreement and Operator wishes to assume this responsibility. The operating term of this agreement shall be a period of 1 year with automatic extension unless cancelled by either party from the effective date of this agreement.

Type of property	Bedrooms	Bathrooms	Pool	Unit No.
Pool Villa		5	Private	1

1. **The Owner agrees that Superhosts Co. Ltd shall have:**

1.1) The right to set the Published Room Rate and pricing within a certain framework as approved by the Owner. Such rate may be reviewed and adjusted periodically by mutual agreement between both parties.

1.2) The rights to offer discounts of up to 25% of the Published Room Rate without prior approval of the Owner.

1.3) The exclusive rights to manage the Calendar of the Property.

1.4) The control of handling all marketing efforts of the Property including advertising online

2. **Management Package Options: (see Annex I)**

2.1) 30% Carefree Package: _____

2.2) 45% Premium Package: _____

3. **Expenses to be paid by Owner:**

Carefree Package:

- Utilities electricity/water
- Booking commission for OTA channels
- Pool Maintenance
- Garden Service
- Pest Control
- Major maintenance/repairs

Premium Package:

- Utilities electricity/water
- Major maintenance/repairs

*Such fees/payments can be deducted directly from the Owners income account

4. **Utility allowance to guests**

-Water shall be free of charge to guests.

- Electricity will be free to a daily usage of _____ KW. Exceeding this amount will result in extra charge to the guests by 8 THB/KW. The Owner shall receive 4.2 THB/KW from the Operator.

5. Payment Procedure's

Income and expenses will be processed on an account managed by the Operator for the Owner. Amounts exceeding the minimum balance will be transferred to the Owner at the first workday of the month.

Bank details for payments

5.1. Account holder Name: _____

5.2. Bank Name: _____

5.3. Account Number: _____

5.4. Branch _____

6. Bookings

The Operator will manage all bookings and guests.

The Owner shall inform Superhosts Co. Ltd. by email for any offline or direct booking of the Property by the Owner directly or non-paying guests and non-availability of the Property due to maintenance work. In such case The Owner shall inform The Operator at least 2 weeks prior to such usage. However, should those dates be booked by guests already, The Owner accepts and understands that the already confirmed booking shall take priority.

The Owner may book his property using the Operators booking system using a discount code (Friends & Family Package) of ____% below the published rate, depending on the Owners service package.

7. Insurance and Damages

7.1) The Owner shall be responsible to ensure that the property is insured and The Operator shall not be responsible for any losses of any nature due to no insurance. In case such insurance is not yet in place, Superhosts Co. Ltd. can assist to obtain such insurance.

7.2) Minor damage beyond wear and tear shall be charged by The Operator to the guests and be paid to the Owner or used to replace/repair such damaged item. The Operator is allowed to apply its own assessment of wear and tear in such cases.

7.3) Superhosts Co. Ltd. is in no way responsible for any damaged and/or broken items declared by either the Owner or Property Staff.

8. Contract Terms

This contract shall be effective for a period of One Year. If either party wishes to terminate this Agreement effective at the first anniversary of the commencement date, then the terminating party shall give notice in writing to the non-terminating party at least 90 days to the 1 year anniversary date. If no such notice is given, then this contract shall be extended annually until either party gives written termination notice to the other party of not less than 90 days prior to the end of any Term.

However in exceptional circumstances the contract may be terminated earlier if mutually agreed by both parties i.e. the house has been sold. In such a case the Owner shall inform Superhosts Co. Ltd. immediately and Superhosts Co. Ltd. shall try to allocated all existing bookings to other properties. If that is not possible and bookings have to be terminated, The Owner shall pay for expenses and cancellation fees.



Superhosts Co. Ltd / Operator

Signed: _____

Name: _____

Property Owner / Manager

Signed: _____

Name: _____

Dated: _____

ADDRESS AND CREDENTIALS OF Superhosts