



This agreement ("Agreement") is between Resortia Rentals By Owner ("RBO") and the property owner named below ("Owner") in regards to the property detailed in Section 1.

1. Property Profile. RBO will prepare marketing materials for the rental of the Property, with an Address of: _____, in the City of _____, in the State of _____, with a Zip Code of _____. (Property) based on the information provided in the Property Profile, RBO's review of the Property and conversations with Owner. RBO retains all rights to photographs taken by RBO to market the Property. Owner may not use any such photographs without RBO's express written consent. It is Owner's responsibility to verify the accuracy of all information in the marketing materials.

2. Authorization. Owner represents and warrants to RBO that Owner either owns the Property or has provided authorization from the owner to execute this Agreement. Owner authorizes the Primary Contact(s) to accept reservations for this property.

3. Guest Rental Agreement. Upon receipt of Owner's consent, RBO will generate and forward to Owner and Guest a "Guest Rental Agreement" containing the dates and terms of the rental agreement between Owner and Guest. RBO generates the Guest Rental Agreement as a service to Owner, and the Guest Rental Agreement represents an agreement directly between Owner and Guest. Owner must review the terms and conditions of the Guest Rental Agreement immediately upon receipt, and promptly notify RBO of any inaccuracies. By accepting payment in full or in part for any given booking, Owner agrees to the terms of, and waives any inaccuracies that may have been contained in, the Guest Rental Agreement for that booking.

4. Lodging and Sales Tax. RBO will charge the guest for appropriate taxes and forward 100% of actual taxes to the Owner. Owner is responsible for remittance of all state and local lodging, transient room, sales and use taxes due in connection with the rental of the Property, and is liable for all obligations associated with such taxes. Owner is responsible for verifying the accuracy of this information.

5. Property Condition and Guest Services. All Property home care services and scheduling of home care services, including housekeeping, maintenance, concierge, guest communication, direction and access information and guest services are the responsibility of Owner. Owner is responsible for providing Guest with emergency contact information and for responding reasonably promptly to requests for maintenance made by any guest. Owner represents and warrants to RBO that the

information contained in the Property Profile is true, correct and complete to the best of Owner's knowledge. Owner will disclose any material changes to RBO promptly after discovery. Owner is responsible for offering his or her property in clean and functional condition for each guest.

6. Damage to Property. Guests are liable for any damage to the Property caused by the negligence or other action of the Guests or their invitees ("Damage"). Owner waives the right to assert any claim for Damage against RBO, its affiliates, successors, assigns, officers, managers, members, agents and employees. Owner shall have the property inspected within 24 hours of Guest's departure and provide notice to Guest of any damage to the Property within 48 hours of Guest's departure. Owner shall comply with the terms of the Guest Rental Agreement regarding Damage deposits and damage protection. While RBO will secure a credit card authorization, it is possible that the Guest shall dispute any charges. Funds from credit card charges will be forwarded to Owner only after guest agrees to pay charges and to not dispute charges.

7. Commissions earned RBO. Owner shall receive 82% of all gross rental revenue (reflecting a 18% commission eaned by RBO. Owner shall receive 100% of actual lodging taxes, and 100% of housekeeping charges for each booking made by RBO and from subsequent bookings by the same Guest for a period of 24 months following the check-out date of the RBO booking. Owner Authorizes RBO to collect funds on behalf of owner and agrees to provide RBO with direct deposit ACH information. The standard procedure for payments is to ACH 50% of net funds for a booking within 2 business days of a booking being confirmed, and the balance 50 calendar days prior to arrival.

8. Indemnification. Owner shall indemnify, defend (with counsel reasonably acceptable to RBO) and hold RBO and its affiliates, successors, assigns, officers, managers, members, agents and employees harmless from any and all liabilities, losses, damages, costs, expenses (including all attorneys' fees and expenses of RBO), causes of action, suits, claims, demands or judgments of any nature whatsoever arising from: (a) any breach or default of Owner in the performance of any of Owner's obligations under this Agreement, including without limitation Owner's failure to remit any state or local lodging, sales, and use taxes due to applicable governmental authorities; and (b) any claim against RBO by any Guest or other party arising in connection with the rental or use of the Property by the Guest, including without limitation any accident, injury, or other occurrence on the Property, and any retention by Owner of all or any part of any Damage deposit.

9. Term of Agreement - This agreement commences on the date specified below and continues until terminated by either party.

10. Termination of Agreement. Either RBO or Owner can terminate this Agreement at any time in its or his or her sole discretion, by providing written or email notice of such termination to the other upon any such termination, Owner shall remain obligated to: (a) honor all reservations made through RBO prior to RBO's receipt of notice of such termination; and (b) pay to RBO all commissions due for such prior reservations and for reservations made by the same Guest for a period of 24 months following the check-out date of such reservations.

11. Cancellation of Bookings By Owner. In the event that an Owner cannot fulfill a booking for which the Owner has accepted partial or full payment, the Owner is responsible for the full cost of accommodations at a similar or upgraded property for the same dates as the original booking.

12. Miscellaneous. This Agreement constitutes the entire understanding and agreement of RBO and Owner regarding its subject matter. This Agreement may not be modified or amended, except in writing signed by Owner and RBO. The waiver by Owner or RBO of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other provision or any right to enforce any provision in the future. Owner shall pay all costs and expenses, including reasonable attorneys' fees, incurred by RBO in connection with any action or proceeding, or any appeal from such action or proceeding, brought by RBO to enforce this Agreement, which results in such enforcement against Owner. If any provision of this Agreement is invalid, illegal, or unenforceable, the balance of this Agreement shall remain in effect. The laws of the State of Colorado shall govern this agreement. Venue for enforcement shall be in the City and County of Denver.

Owner Name (Printed)

Owner Signature

Date

Signature:

Email: