

HORIZON PROPERTIES

SHORT TERM RENTAL “MARQUE BLANCHE” BUNDLE

CONTRACT MAIN TERMS

- **Contract Term:** 6 months' notice >> can only be given after 6 months.
 - Once the notice is given, both parties will continue to be bound by **existing reservations** in the unit.
- The Owner grants the Agent the **exclusive right** to market & rent the Property on behalf of the Owner.
- A **Portfolio Manager** will be assigned to the Owner's account
- **Reservations & Calendar Management**
 - The Agent shall be responsible for maintaining the calendar for the Property up to date at all times
 - The Owner will be given access to an **online calendar** for availability enquiries
 - The Owner shall block relevant dates on the calendar for **personal use &/or Owner Bookings** & must receive a booking confirmation from Horizon
- **Administration, Reporting & Payments**
 - The Agent shall provide within 15 days of each month a **booking report** which must contain the list of bookings arrived in the prior month.
 - The Agent will render to the Owner a **Quarterly accounting** of the Rental Revenue received, deductions and expenses paid, and remit to the Owner the “Owner's Net Rental Revenue” within 30 days after the end of each Quarter.

HORIZON Properties, Geoffroy Road, Bambous, Mauritius

@ : owners@horizon.mu

BRN C15134875 **VAT** 27394812



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- **Owner's duties & obligations - The Owner shall be solely responsible:**
 - To provide to the Agent a Property which is in a condition suitable for renting as per the Agent's Minimum Standards (Annex)
 - For payment of all direct costs in respect of the Property
 - For all insurance & legal matters (permits, taxes, etc...) relating to their unit
 - To ensure that the Property meets all the Health & Safety requirements as per the Tourism Authority requirements, and to obtain a fire safety clearance.
 - To obtain their TEL (Tourism Enterprise License) from the relevant authorities
 - For keeping their statements & records as required by the MRA for the filing of their tax returns
 - To provide **cleaning** services for a minimum of **2x/week**
 - To manage all aspects relating to the Guests & Tenants - i.e. check-in/out, inventory if the unit, security deposit management, maintenance & cleaning services
- **Non-discrimination clause:** There shall not be discrimination in the types of clients accepted in the Property. All clients will be required to abide by the same rules, prices, booking T&C.
- **Booking Terms & Conditions** will be defined & agreed upon signing of the contract.

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