

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.
- **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

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- 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.