

SHORT-TERM RENTAL MANAGEMENT AGREEMENT

Daily Rental Miami LLC

MANAGEMENT COMPANY	PROPERTY OWNER
Daily Rental Miami LLC dailyrentalsmiami.com Airbnb • VRBO • Direct	Name: _____ Phone: _____ Email: _____

Property Address: _____
Unit / Condo #: _____ **City:** Miami **State:** FL
Agreement Date: _____ **Effective Date:** _____

1. PURPOSE & APPOINTMENT

This Short-Term Rental Management Agreement (the "Agreement") is entered into between Daily Rental Miami LLC (the "Manager") and the Property Owner identified above (the "Owner"). The Owner hereby appoints the Manager as the exclusive short-term rental manager of the Property described above.

The Manager agrees to list, market, and manage the Property on short-term rental platforms including Airbnb, VRBO, and dailyrentalsmiami.com, and to perform the services described in this Agreement on behalf of the Owner.

2. TERM & TERMINATION

This Agreement begins on the Effective Date noted above and shall continue on a month-to-month basis until terminated by either party.

Owner's Right to Terminate — No Penalty

The Owner may terminate this Agreement at any time and for any reason, with or without cause, by providing written notice to the Manager. Termination is effective upon receipt of written notice. **The Owner shall not incur any early termination fees or penalties.**

Upon termination: (a) all confirmed guest bookings within 30 days of the termination notice will be honored unless the Owner requests otherwise; (b) the Manager will immediately cease accepting new bookings; (c) any funds owed to the Owner will be disbursed within 14 business days.

Manager Termination: The Manager may terminate this Agreement with 30 days' written notice to the Owner, or immediately upon material breach by the Owner.

3. MANAGEMENT FEE & REVENUE

All gross rental revenue collected shall be distributed as follows:

80%**Owner's Share**
Paid monthly by direct deposit**20%****Management Fee**
Daily Rental Miami LLC

"Gross Rental Revenue" means all amounts collected from guests for the rental of the Property, excluding applicable occupancy taxes, platform transaction fees, and cleaning fees charged directly to guests.

The Manager will disburse the Owner's 80% share no later than the 15th of each calendar month for all bookings completed in the prior month, via direct bank deposit.

4. MANAGER'S SERVICES

The Manager shall provide the following services on behalf of the Owner:

- Create and maintain listings on Airbnb, VRBO, and dailyrentalsmiami.com
- Set, monitor, and adjust nightly rates to optimize occupancy and revenue
- Respond to all guest inquiries, booking requests, and communications
- Personally greet and welcome all guests upon arrival at the Property
- Coordinate professional housekeeping and turnover cleaning between each stay
- Collect and remit all guest payments; maintain accurate booking records
- Provide the Owner with access to a private online Owner Portal
- Generate and deliver monthly owner statements detailing all income and activity
- Handle guest reviews, feedback, and issue resolution

5. HOUSEKEEPING & CLEANING

The Manager shall arrange professional cleaning and linen services between each guest stay. Cleaning fees are charged directly to the guest as part of the booking total and are not deducted from the Owner's 80% revenue share. The Owner is not responsible for routine guest-turnover cleaning costs.

Any deep cleaning, damage repairs, or extraordinary cleaning required as a result of guest misuse will be addressed separately and, where possible, charged to the responsible guest or recovered through the applicable platform's damage protection program.

6. OWNER PORTAL & REPORTING

The Owner will receive exclusive, password-protected access to the Daily Rental Miami LLC Owner Portal, providing:

- Real-time view of all current and upcoming bookings
- Live calendar showing availability and nightly rates
- Ability to block specific dates for personal use at any time
- Access to monthly owner statements and revenue reports
- Review of full booking history and guest details

The Owner agrees to notify the Manager at least 48 hours in advance when blocking dates for personal use, in order to avoid conflicts with pending booking inquiries.

7. OWNER RESPONSIBILITIES

The Owner agrees to:

- Ensure the Property is properly furnished, equipped, and in clean, rentable condition at the start of this Agreement

- Maintain all required property insurance, including liability coverage; the Manager is not responsible for property damage beyond normal guest-turnover wear
- Comply with all applicable HOA rules, local ordinances, and Florida state laws regarding short-term rentals
- Provide the Manager with all necessary access, keys, codes, and information required to manage the Property
- Notify the Manager promptly of any property issues, planned renovations, or changes in ownership
- Ensure all required short-term rental permits or licenses are obtained and kept current

8. INSURANCE & LIABILITY

The Owner is responsible for maintaining adequate homeowner's or condominium insurance, including short-term rental or landlord liability coverage. The Manager strongly recommends coverage of no less than \$1,000,000 in general liability.

The Manager shall not be liable for theft, vandalism, casualty loss, or physical damage to the Property or its contents caused by guests or third parties, provided the Manager exercises reasonable care in guest screening consistent with platform standards. The Manager maintains its own general liability insurance for its business operations and personnel.

9. GUEST SCREENING & PLATFORM POLICIES

The Manager will screen guests in accordance with the requirements and verification systems of each booking platform. The Manager shall enforce a no-parties, no-smoking, and no-unauthorized-pets policy unless otherwise agreed in writing by the Owner.

Minimum stay requirements and house rules may be established by the Manager after consultation with the Owner. The Owner may request specific house rules to be incorporated, subject to platform limitations.

10. INDEMNIFICATION

Each party agrees to indemnify, defend, and hold harmless the other party from and against any claims, damages, losses, or expenses (including reasonable attorneys' fees) arising from their own negligence, misconduct, or breach of this Agreement. The Owner shall indemnify the Manager for any claims arising from the condition of the Property, failure to comply with applicable laws, or matters outside the Manager's control.

11. CONFIDENTIALITY

Both parties agree to keep the financial terms and specific provisions of this Agreement confidential and not to disclose them to third parties without prior written consent, except as required by law or as necessary to perform obligations under this Agreement.

12. GOVERNING LAW & DISPUTE RESOLUTION

This Agreement shall be governed by the laws of the State of Florida. Any disputes that cannot be resolved by good-faith negotiation shall be submitted to non-binding mediation before either party may pursue other legal remedies. Venue for any legal action shall be Miami-Dade County, Florida.

13. ENTIRE AGREEMENT & AMENDMENTS

This Agreement constitutes the entire agreement between the parties with respect to the management of the Property and supersedes all prior discussions or agreements. Any amendments must be made in writing and signed by both parties. Notices shall be delivered by email or written letter to the addresses on record.

SIGNATURES

By signing below, both parties agree to be bound by the terms of this Agreement.

PROPERTY OWNER

Signature

Printed Name

Date

Bank Name (for Direct Deposit)

Account & Routing Number

DAILY RENTAL MIAMI LLC

Authorized Signature

Printed Name & Title

Date

Note: This agreement is a template provided by Daily Rental Miami LLC. Both parties are encouraged to consult with a licensed Florida attorney before signing to ensure the document meets their individual legal needs.