

EPIQHOST VACATION RENTAL MANAGEMENT AGREEMENT

Version 1.6

Effective Date: January 1, 2026

1. PARTIES AND EFFECTIVE DATE

1.1 This Vacation Rental Management Agreement (the "Agreement") is entered into by and between Epiqhost LLC and its affiliates ("Epiqhost," "we," "us" or "our") and you ("you," "your" or "Owner").

1.2 If Owner is signing on behalf of an entity (e.g., LLC, trust, corporation), Owner represents that they have full authority to bind that entity to this Agreement.

1.3 "Affiliates" means any entity that directly or indirectly controls, is controlled by, or is under common control with Epiqhost LLC.

2. OVERVIEW OF EPIQHOST SERVICES

2.1 Epiqhost operates www.epiqhost.com and related subdomains and mobile applications (collectively, the "Site") for the purpose of marketing, booking, and managing short-term vacation rental properties (each, a "Property") on behalf of Owner. Epiqhost will (a) create and maintain Owner's online listing(s) on the Site and on third-party marketing channels; (b) set rental rates and adjust them dynamically based on demand, seasonality, and market conditions; (c) handle all guest inquiries, reservation processing, and payment collection; (d) coordinate check-in and check-out logistics, including key delivery or smart-lock setup; (e) schedule and supervise housekeeping and routine maintenance; (f) collect and remit any applicable occupancy taxes; (g) prepare and deliver monthly owner statements reflecting all revenues, fees, and expenses; and (h) disburse Owner's net payout after deducting Epiqhost's management fee and any authorized charges.

2.2 Owner grants Epiqhost the exclusive right to market, advertise, and rent Owner's Property to guests, including the authority to list the Property on the Site and on any third-party booking platforms that Epiqhost deems appropriate. Owner agrees not to independently market, advertise, or accept reservations for the Property through any other channel without Epiqhost's prior written consent.

2.3 Epiqhost's services are limited to those outlined in Section 2.1 and any applicable addenda attached hereto. Any additional or specialized services (e.g., landscaping, deep cleaning beyond turnover cleaning, extensive repairs, concierge services) must be requested by Owner in writing and will be subject to separate fees and agreements.

3. TERM AND TERMINATION

3.1 Term. This Agreement shall remain in effect from the Effective Date until terminated as provided herein (the "Term").

3.2 Owner Termination; Cancellation Fee. Owner may terminate this Agreement for all or part of Owner's Property at any time by providing at least thirty (30) days' prior written notice to Epiqhost at info@epiqhost.com. Any Bookings (as defined in Section 6.2) confirmed prior to such notice shall remain subject to this Agreement until all such Bookings are completed.

Cancellation Fee (Sliding Scale):

- If Owner terminates within ninety (90) days of the Listing's activation on the Site or any Third-Party Marketing Site, Owner agrees to pay a cancellation fee of One Thousand Dollars (US \$1,000).
- If Owner terminates between ninety-one (91) and one hundred eighty (180) days after the Listing's activation, Owner agrees to pay a cancellation fee of Five Hundred Dollars (US \$500).

Owner authorizes Epiqhost to collect the applicable Cancellation Fee from any payment method on file.

3.3 Epiqhost Suspension or Termination. Epiqhost may, in its sole discretion and without liability to Owner, suspend or terminate Owner's access to the Services (in whole or in part), with or without cause and with or without prior notice. If Epiqhost terminates this Agreement, Epiqhost shall notify Owner in writing and provide the effective date of termination. If Epiqhost terminates this Agreement due to Owner's breach, all confirmed Bookings of Owner's Property shall be deemed Owner Cancellations as set forth in Section 10.

3.4 Confirmed Bookings; Survival. Owner shall honor all Bookings made prior to termination of the Services. The provisions of this Agreement that, by their nature, survive termination (including, but not limited to, Sections 8, 9, 10.5, 13–20) shall remain in effect until all obligations under those provisions are satisfied.

4. AUTHORITY AND ELIGIBILITY

4.1 Age. Owner represents and warrants that Owner is at least eighteen (18) years of age.

4.2 Ownership. Owner represents and warrants that Owner is the legal owner of the Property and has all necessary authorizations and authority to enter this Agreement with respect to the Property. Epiqhost may require Owner to submit identity and/or proof of property ownership documents (e.g., deed, title, HOA authorization) to verify ownership. If Owner is not the record owner but is authorized to rent the Property, Owner must provide Owner's written authorization from the record owner to Epiqhost.

4.3 Authority. Owner represents and warrants that no third party's approval, authorization, or consent (including, without limitation, co-owners, lenders, or Homeowners' Association) is required for Owner to enter into and perform this Agreement. If any dispute arises regarding Owner's authority to enter into this Agreement (e.g., co-ownership disagreement, divorce, death), Epiqhost may, in its sole discretion, suspend or terminate the Services and cancel any future Bookings. Owner shall be responsible for any Owner Cancellation Fees incurred under such circumstances.

5. OWNER OBLIGATIONS

5.1 Property Condition and Insurance.

(a) Owner shall maintain the Property in good order, condition, and repair, and is responsible for all repairs, maintenance, and normal wear and tear. Renting may result in damage; Owner accepts all such risk.

(b) Owner acknowledges that Epiqhost does not provide insurance for the Property. Owner shall obtain and maintain, at Owner's expense, insurance coverage sufficient to cover liability and property damage risks associated with short-term rental operations, including, but not limited to, coverage for Guest injuries, premises liability, and property damage. Insurance must cover the Property (and any vehicles or personal property on the Property) for the duration of each Guest reservation. Owner shall provide proof of coverage to Epiqhost upon request. Owner remains fully responsible for all losses or liabilities not covered by any damage waiver or insurance.

5.2 Compliance with Laws and Regulations.

(a) Owner represents, warrants, and covenants that (i) the Property, and Owner's use of the Property for short-term or vacation rentals through the Services, fully complies with all applicable federal, state, and local laws, regulations, ordinances, codes, and all HOA rules or other private restrictions (collectively, "Laws and Regulations"), and (ii) Owner has obtained all licenses, permits, and approvals required to rent the Property.

(b) If Owner becomes aware of any change in Laws and Regulations affecting the Property's eligibility for short-term rental, Owner shall promptly notify Epiqhost in writing.

(c) Owner shall be responsible for any fines, penalties, or costs resulting from Owner's non-compliance with Laws and Regulations.

5.3 Epiqhost Policies. Owner shall comply with all policies, procedures, and standards of conduct adopted by Epiqhost and communicated to Owner from time to time (the "Epiqhost Policies"), including, but not limited to, House Rules, Pet Policies, and Event Policies. If Owner does not agree to amendments to any existing policy or to a new policy, Owner may terminate this Agreement as provided in Section 3.2. Owner acknowledges that Third-Party Marketing Sites may impose additional requirements; Owner agrees that Epiqhost may take all actions necessary to comply with such Third-Party Marketing Site policies and that Owner shall abide by Epiqhost's decisions regarding compliance.

5.4 Damage to Personal Property. Owner shall secure and remove any personal property not intended for Guest use. Epiqhost shall not be liable for any loss of or damage to personal property stored at the Property.

5.5 Owner Conduct. In connection with this Agreement and Owner's use of the Services, Owner (and Owner's representatives or affiliates) shall act professionally and respectfully. Epiqhost may suspend or terminate Services for Owner's Property, or take other actions, if Owner engages in any of the following conduct:

- 5.5.1 Threatening, stalking, or harassing any Guest, service partner, Epiqhost employee, or other individual;
- 5.5.2 Violating any Epiqhost Policies;
- 5.5.3 Violating any applicable Law or HOA rule, or any court order;
- 5.5.4 Infringing any person's or entity's rights (including intellectual property, privacy, or publicity rights), including subleasing without authorization;
- 5.5.5 Interfering with or damaging the Services (e.g., introducing viruses, denial-of-service attacks, spoofing, or other harmful code);
- 5.5.6 Using the Services to transmit or distribute unauthorized or confidential information (e.g., personal contact information, financial account numbers);
- 5.5.7 Using the Services to distribute unsolicited commercial email ("spam") or unrelated advertisements;
- 5.5.8 Collecting or storing information about any other Owner or Guest other than for legitimate Booking purposes;
- 5.5.9 Impersonating any person or falsifying affiliation;
- 5.5.10 Using automated scripts to scrape or interact with the Services;
- 5.5.11 Using the Services to circumvent payment of fees by transacting outside the Services;
- 5.5.12 Approving or publishing a deceptive Listing; or
- 5.5.13 Encouraging or assisting any third party to engage in any of the foregoing conduct.

5.6 Liens, Demands, Judgments. Owner shall keep the Property free of liens, judgments, or other encumbrances that may affect Owner's or Epiqhost's performance under this Agreement. If Epiqhost is served with any court order, lien notice, or creditor demand related to the Property,

Epiqhost may, in its sole discretion, place a hold on payments to Owner or terminate this Agreement. Owner shall promptly resolve any such action to Epiqhost's satisfaction.

5.7 LOCAL JURISDICTION COMPLIANCE AND CERTIFICATION.

(a) **Owner Responsibility.** Owner is solely responsible for determining whether the Property is subject to any local jurisdiction short-term rental certification, registration, licensing, or permitting requirements (collectively, "Local STR Requirements"), and for obtaining and maintaining all required certifications, registrations, licenses, or permits prior to listing the Property and throughout the Term.

(b) **Property Type Exemptions.** Certain property types (e.g., condominiums within HOA-managed complexes) may be exempt from Local STR Requirements. Owner shall independently verify whether any exemption applies to the Property and shall not rely on Epiqhost for such determination.

(c) **Epiqhost Assistance.** Upon Owner's request, Epiqhost may assist Owner in completing certification or registration applications, including executing any required agent affidavits or similar documents. Epiqhost's assistance is administrative only and does not constitute legal advice or a guarantee of approval.

(d) **Owner Accountability.** Owner shall be solely responsible for any fines, penalties, or enforcement actions resulting from failure to comply with Local STR Requirements. Owner shall indemnify and hold harmless Epiqhost from any claims, losses, or liabilities arising from Owner's non-compliance.

(e) **Suspension of Services.** If Epiqhost becomes aware that the Property lacks required certifications, registrations, or permits, Epiqhost may, in its sole discretion, suspend marketing and booking services for the Property until Owner provides evidence of compliance. Any Bookings cancelled due to such suspension shall be treated as Owner Cancellations under Section 10.

(f) **No Guarantee.** Epiqhost does not guarantee that Owner will obtain or maintain any required certification, registration, license, or permit, and shall not be liable for any denial, revocation, or lapse thereof.

6. EPIQHOS T MARKETING AND BOOKING

6.1 Marketing. Epiqhost shall compile information provided by Owner about the Property, commission professional photographs, and create a Listing. Epiqhost shall distribute the Listing on the Site and to Third-Party Marketing Sites.

6.2 Bookings; Rental Agreement. Epiqhost shall enter into booking reservations with Guests for Owner's Property (each, a "Booking"), subject to the terms of Epiqhost's standard Guest Rental Agreement and any additional terms or policies agreed to by Owner and Epiqhost and included in the Listing. Epiqhost may modify the Guest Rental Agreement from time to time without Owner's approval; Owner shall honor all Bookings made in accordance with this Agreement and the then-current Guest Rental Agreement.

6.3 Availability Calendar. The availability calendar(s) for the Property displayed on the Site and Third-Party Marketing Sites shall be drawn from existing Bookings and/or availability information entered by Owner on the Site. Owner shall promptly update the calendar to reflect any personal usage, seasonal blocks, maintenance blocks, or other periods when Owner does not wish to accept Bookings. If a double booking or scheduling conflict arises due to Owner's failure to update the calendar, Owner shall honor all confirmed Bookings and shall pay any applicable Owner Cancellation Fees as described in Section 10.

6.4 Rental Rates and Booking Terms.

6.4.1 Base Rates. Epiqhost shall establish rental rates for the Property (the "Base Rates") based on factors such as demand, size, amenities, location, seasonality, macroeconomic conditions, rental history, and minimum stay requirements. Base Rates may be adjusted dynamically on a seasonal, weekly, or daily basis. Base Rates do not include optional or required fees (e.g., pet fees, pool fees, cleaning fees).

6.4.2 Adjusted Rates. Third-Party Marketing Sites may impose marketing or distribution fees (the "Third-Party Marketing Fees") calculated as a percentage of each Booking. Epiqhost may adjust the Base Rates (the "Adjusted Rates") to account for Third-Party Marketing Fees. Such adjustments shall equal the actual or approximate amount Epiqhost pays to the Third-Party Marketing Site per Booking.

6.4.3 Minimum Base Rates. Epiqhost shall establish a minimum Base Rate for the Property and shall inform Owner of such minimum rate upon request.

6.4.4 Minimum Stay Requirements. Epiqhost shall establish and adjust minimum stay requirements for the Property to maximize occupancy and revenue. If Owner's Property is subject to Laws or HOA rules that impose minimum stay requirements, Owner shall notify Epiqhost promptly so that Epiqhost may adjust the minimum stay requirements accordingly.

6.4.5 Payment Terms; Cancellation and Refund Policies. Epiqhost shall establish payment schedules, cancellation, and refund policies designed to attract Guests and maximize Owner's long-term revenue. These policies may vary by marketing channel and may be adjusted dynamically. For instance, Epiqhost may offer fully flexible or non-refundable refunds, based on demand or industry trends. Epiqhost's cancellation and refund policies may result in refunds to Guests (in cash or travel credits) even if Owner objects, provided Epiqhost determines a refund is warranted under the Guest Rental Agreement or Epiqhost Policies.

6.5 Direct Bookings. Epiqhost may publish Listings and accept Bookings for Owner's Property directly on the Site ("Direct Bookings"). Base Rates and Adjusted Rates for Direct Bookings shall be the same as for Third-Party Marketing Site Bookings, and Epiqhost's Management Fee (as defined in Section 8) shall apply equally.

6.6 Third-Party Marketing Site Guest Fees. Third-Party Marketing Sites may charge Guests additional fees (e.g., platform service fees) at the time of booking ("Third-Party Guest Fees"). Such fees are charged directly to the Guest; Epiqhost shall not control, collect, or profit from Third-Party Guest Fees.

6.7 Epiqhost Guest Service Fee. Epiqhost may charge a fee (the "Epiqhost Guest Service Fee") directly to Guests who book on the Site. The Epiqhost Guest Service Fee shall be reasonable compared to similar fees on other platforms. The Epiqhost Guest Service Fee is not part of the Base Rate or Adjusted Rate for purposes of calculating the Management Fee or Owner Payout (see Sections 8 and 9).

6.8 Guest Reviews. Guests may submit reviews of their stay at Owner's Property. Reviews on Third-Party Marketing Sites are governed by the policies of those sites. Owner acknowledges that Epiqhost cannot remove or edit reviews posted on Third-Party Marketing Sites.

6.9 Service Providers. Epiqhost engages third-party service providers (e.g., cleaners, handymen, HVAC technicians) as agent on behalf of Owner to service the Property. Owner acknowledges that Epiqhost is not the direct provider of such services and shall not be liable for the acts, omissions, or negligence of any third-party service provider, except to the extent caused by Epiqhost's failure to select a licensed and insured provider where applicable. Owner may also engage service providers directly; in such cases, Owner shall be solely responsible for contracts, payments, and performance of such providers.

7. OWNER ACCOUNT AND LISTING INFORMATION

7.1 Owner Account; Username and Password. Epiqhost shall provide Owner with login credentials to access Owner's account on the Site ("Owner Account"). Owner shall maintain the confidentiality of Owner's username and password and shall log off after each session. Owner shall notify Epiqhost immediately of any unauthorized use of Owner's account or any other security breach. Owner is solely responsible for losses or theft resulting from Owner's failure to safeguard account credentials.

7.2 Accuracy of Property Information. Owner shall provide accurate, complete information about the Property, including, but not limited to, Property amenities, house rules, pet policies, entry instructions, and local contact numbers. Epiqhost shall rely on Owner's information to build the Listing. Guests may rely on Listing details when making Bookings. Owner must promptly inform Epiqhost of any changes to the Property's amenities, rules, or fees.

7.3 Owner Booking. Owner may reserve Owner's Property for personal use through the Site, provided that the Property is available and Owner complies with Site check-in and check-out procedures.

7.4 Guest Rental Agreement. As a condition to each Booking, Epiqhost shall enter into a Guest Rental Agreement with the Guest. The Guest Rental Agreement shall incorporate all relevant information from the Listing, including House Rules and other requirements. Owner shall not require Guests to sign additional agreements, provided that all necessary rules and disclosures appear in the Listing. If Epiqhost issues refunds to Guests under the Guest Rental Agreement (whether in cash or travel credits), Owner shall not interfere with Epiqhost's obligations under the Guest Rental Agreement.

7.5 Guest Identity Verification. Owner acknowledges that verifying Guest identity and background is difficult; Epiqhost does not guarantee Guest screening or background checks. Owner shall accept all Bookings without conducting additional screening. Epiqhost may, in its sole discretion, perform identity verification or screening, but does not guarantee that such measures will eliminate fraud, property damage, or criminal behavior.

7.6 Property Display and Presentation. The Site and Third-Party Marketing Sites display many Properties. Search result rankings and presentation may depend on factors outside Epiqhost's control, including Guest preferences, pricing, reviews, availability, property condition, and other demand indicators. Epiqhost does not guarantee any minimum level of visibility or ranking for Owner's Listing.

8. EPIQHOST MANAGEMENT FEE

8.1 Management Fee; Calculation. In exchange for the Services, Owner shall pay Epiqhost the "Management Fee" as set forth in Exhibit C (Owner's Fee Schedule).. The Management Fee is a percentage of the Base Rate specified in Exhibit C. Any optional services or additional functionality may incur separate fees, which Epiqhost shall disclose to Owner in writing prior to imposition. Third-Party Guest Fees and Epiqhost Guest Service Fees do not affect the Management Fee calculation.

8.2 Management Fee for Direct Bookings. For Direct Bookings (i.e., Bookings sourced through the Site), the Base Rate and Adjusted Rate shall be identical to those for Third-Party Marketing Site Bookings. The Management Fee (as defined in Section 8.1) shall be calculated in the same manner.

8.3 Collection of Management Fee. Epiqhost shall deduct the Management Fee from Guest payments before remitting the Owner Payout to Owner. Epiqhost may also recoup any amounts owed by Owner under this Agreement (e.g., Owner Cancellation Fees) by deducting such amounts from the Owner Payout.

8.4 Changes to Epiqhost Fees. Epiqhost reserves the right to modify the Management Fee as described in Exhibit C, provided that Owner receives at least thirty (30) days' prior written notice and agrees in writing to the new Fee. If Owner objects to the revised Management Fee, Owner may terminate this Agreement in accordance with Section 3.2. If Owner does not terminate before the effective date of the fee change, Owner's continued use of the Services constitutes acceptance of the revised Management Fee.

9. OWNER PAYOUTS AND PAYMENT TERMS

9.1 Owner Payouts; Timing. After deducting all applicable Management Fees and other authorized amounts, Epiqhost shall remit the remaining balance (the "Owner Payout") to Owner. Owner Payouts for Bookings completed in a calendar month shall generally be initiated within ten (10) business days after the first of the following month, provided Epiqhost has confirmed receipt of cleared funds. For Bookings longer than thirty (30) days, Epiqhost may, in its discretion, adjust the payment timeline or implement an alternate payment schedule. The actual timing of receipt depends on Owner's selected payment processor, bank processing times, or courier delivery (if applicable).

9.2 Owner Payout Calculation. Owner Payouts shall equal the total Base Rate paid by the Guest (or Third-Party Marketing Site) minus:

- (a) Epiqhost's Management Fee; and
- (b) Any other amounts authorized for deduction under this Agreement (e.g., Owner Cancellation Fees, damage waivers).

9.3 Guest Cancellation. If a Guest cancels a Booking that is not entitled to refund or travel credit under Epiqhost's then-current cancellation policy, Owner shall receive the non-refundable portion of the Base Rate, less the Management Fee. Owner shall receive no payout for any Booking (or portion thereof) that is fully refunded or credited under Epiqhost's cancellation policy.

9.4 Epiqhost Cancellation. Epiqhost may cancel a confirmed Booking at its discretion in circumstances including, but not limited to, health or safety concerns, repeated Property Standards violations, legal or regulatory issues affecting the Property, or any violations of the Guest Rental Agreement or Epiqhost Policies. Owner shall not receive an Owner Payout for any Guest or Owner Cancellation initiated by Epiqhost.

9.5 Deductions; Set Off. Epiqhost may set off or deduct from any Owner Payout any amounts Owner owes under this Agreement. Epiqhost may delay or withhold an Owner Payout for purposes of fraud prevention, security, or risk investigation, as determined by Epiqhost in its sole discretion.

9.6 Payout Mechanism. Epiqhost uses Wells Fargo (or such other third-party payment processor or bank) to facilitate electronic payments. By providing banking, credit/debit card, or other payment information to Epiqhost, Owner authorizes Epiqhost (and Wells Fargo) to initiate credits and debits as necessary to effectuate Owner Payouts or recover amounts owed by Owner.

- 9.6.1 Owner authorizes Epiqhost to share payment information with Wells Fargo for transaction purposes.
- 9.6.2 Owner authorizes Epiqhost to debit any fees, charges, or other amounts owed by Owner under this Agreement from Owner's designated payment account.

9.7 Collection Actions. If Owner becomes delinquent on any amounts owed to Epiqhost (including negative balances), Epiqhost may place Owner's account on hold, suspend Services, or terminate this Agreement. Declined or returned payments may incur a Fifty-Dollar (US \$50) service charge. Epiqhost may pursue collection actions (including third-party agencies) to recover amounts owed; Owner shall pay all costs and expenses (including reasonable attorneys' fees) incurred by Epiqhost in connection with such collection efforts. If Owner's negative balance exceeds Owner's next available Payout, Epiqhost may invoice Owner for the remaining balance, payable within thirty (30) days, or may place Owner's account on hold until full payment is received.

9.8 Damage Waiver. Epiqhost automatically applies its standard damage protection policy to all eligible Bookings. Owner shall not require Guests to post a separate security deposit, unless required by law. Epiqhost does not collect security deposits. Epiqhost may, in its discretion, modify the damage protection product or coverage limits. Owner remains responsible for insuring any damage in excess of the coverage provided. Owner shall provide all requested documentation for damage claims within any required timeframe.

9.9 Administrative Fee on Vendor Services. Epiqhost may charge Owner a reasonable administrative fee for coordinating, scheduling, and overseeing third-party vendor services (e.g., repairs, maintenance, specialty cleaning) on Owner's behalf. Such administrative fee shall not exceed the applicable commission rate for the Property as set forth in Exhibit C. The administrative fee, if any, will be itemized on Owner's monthly statement and deducted from Owner Payouts or charged to Owner's payment method on file.

10. OWNER CANCELLATIONS; SALE OF PROPERTY

10.1 Owner Cancellation Policy. Owner acknowledges that Epiqhost relies on accurate Property availability for Bookings. An "Owner Cancellation" occurs when Owner cancels a confirmed Booking for any reason (including via Epiqhost's cancellation) or when Epiqhost cancels a Booking due to Owner's breach. Upon an Owner Cancellation, Epiqhost may issue refunds to the Guest, find alternative lodging, offer travel credits, or take other measures at Epiqhost's discretion.

10.2 Notice. Owner shall promptly notify Epiqhost of any Owner Cancellation.

10.3 Owner Cancellation Charge. For each Owner Cancellation, Epiqhost shall charge Owner the greater of:

(a) Two times (2×) the Management Fee Epiqhost would have earned on the cancelled Booking had it been completed; or

(b) Two Hundred Fifty Dollars (US \$250).

10.4 Sale of Property and Post-Sale Bookings.

10.4.1 Ownership Change. If Owner intends to sell the Property, Owner shall give Epiqhost prompt written notice and work with Epiqhost to block Owner's calendar for any period Owner does not wish to honor Bookings. Owner shall honor all confirmed Bookings or coordinate with the buyer to honor Bookings (see Section 10.4.2).

10.4.2 Buyer Assumption. With Epiqhost's written consent, Owner may arrange for the buyer to assume Owner's obligations under this Agreement. The buyer must either (i) enroll in Epiqhost's Services, or (ii) sign a temporary Owner Agreement obligating the buyer to honor all confirmed Bookings and authorizing Epiqhost to transact directly with the buyer until all Bookings are completed. Any Bookings not honored due to sale of the Property shall be treated as Owner Cancellations.

11. OWNER BLOCKS AND AFFILIATED GUEST STAYS

11.1 Overview. This Section governs all blocks of Property availability requested by Owner for personal use, stays by Owner's friends or family ("Affiliated Guests"), and referrals of prospective guests to Epiqhost.

Owner Blocks

11.2 Requesting an Owner Block. Owner may request a block of Property availability through the Epiqhost owner portal or by written notice to Epiqhost. All block requests should be submitted at least twenty-four (24) hours prior to the requested arrival date to allow time for the Property to be properly cleaned and inspected prior to arrival.

11.3 Block Duration. Owner blocks shall not exceed fourteen (14) consecutive days without prior notice to Epiqhost. Blocks exceeding fourteen (14) days will be granted upon Owner providing such notice.

11.4 Buffer Days. Owner is strongly encouraged to add one (1) day before and one (1) day after any Owner or Affiliated Guest stay to avoid scheduling conflicts with cleaners and inspectors

due to arrivals or departures that extend past Epiqhost's standard check-in (4:00 PM CST) and check-out (10:00 AM CST) times.

11.5 Block Modifications and Cancellations. Owner may modify or cancel a block at any time through the owner portal or by written notice to Epiqhost.

High Season Owner Blocks

11.6 High Season Definition. "High Season" means the following six (6) months:

- (a) March
- (b) May
- (c) June
- (d) July
- (e) August
- (f) October

11.7 High Season Block Fee. If Owner blocks availability of the Property during High Season for personal use or any other non-revenue-producing purpose, Epiqhost shall assess a fee equal to fifty percent (50%) of the published nightly rate in effect at the time of the block (the "High Season Block Fee"). This fee compensates Epiqhost for lost opportunity during high-demand periods. Epiqhost will typically notify Owner when a requested block falls within High Season.

11.8 High Season Affiliated Guest Stays. If Owner requests a block during High Season for an Affiliated Guest stay at a discounted rate, Epiqhost shall assess a commission equal to fifty percent (50%) of the Management Fee, calculated on the full published nightly rate (not the discounted rate).

11.9 High Season Block Fee Exceptions. The High Season Block Fee shall not apply if:

- (a) The block is made within fourteen (14) days of the arrival date and the blocked dates are unbooked at the time of the block;
 - (b) The block is for any non-revenue-producing purpose initiated or required by Epiqhost (including maintenance, inspections, vendor access, or similar);
 - (c) Epiqhost waives the fee in writing due to emergency maintenance or force majeure (such waiver may be granted in advance or, for unforeseen emergencies, as soon as practicable thereafter);
 - (d) Epiqhost, in its sole discretion, waives the fee for Owner blocks intended for property improvements, upgrades, or renovations that Epiqhost determines will enhance the Property's rental performance or Guest experience; or
 - (e) Owner cancels the block at least seventy-two (72) hours prior to the scheduled arrival date and Epiqhost is able to rebook the dates.
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Affiliated Guest Stays

11.10 Affiliated Guest Pricing. Owner may request a block for friends or family at a discounted rate. Epiqhost will provide Owner with a quote, which Owner may adjust at Owner's discretion. Epiqhost shall collect its standard Management Fee (or the High Season rate per Section 11.8, if applicable) on all Affiliated Guest stays.

11.11 Guest Contact Information. Owner shall provide Epiqhost with contact details for all Affiliated Guests, including name, email, and phone number, to facilitate reservation completion and guest communications.

11.12 Payment Through Epiqhost Required. Owner shall not accept payment for any Affiliated Guest stay outside of Epiqhost. All payments must be processed through Epiqhost, as Epiqhost is responsible for remitting applicable taxes and acts as the licensed agent for the Property.

11.13 Damage Protection. Epiqhost shall add its standard damage protection policy (currently \$45.00 per stay, subject to change) to all revenue-producing Affiliated Guest bookings. This fee will be included in the quote provided to Owner. The following are not covered by Epiqhost's damage protection or \$1,000,000 liability policy:

- (a) Owner stays;
- (b) Zero-revenue bookings; and
- (c) Stays exceeding thirty (30) consecutive days.

Cleaning Requirements

11.14 Mandatory Cleaning. All Owner and Affiliated Guest stays require cleaning by Epiqhost upon checkout to ensure adherence to internal and platform sanitization standards, laundering and replacement of linens, and restocking of supplies.

11.15 Owner Cleaning Rate. A cleaning fee equal to eighty percent (80%) of the published cleaning rate (the "Owner Cleaning Rate") shall apply to all Owner and Affiliated Guest stays.

11.16 Cleaning Fee Allocation. The Owner Cleaning Rate may be:

- (a) Paid by Owner as a separate fee; or
- (b) Passed on to the Affiliated Guest as part of the booking quote.

Owner Referrals

11.17 Referred Guest Discount. If Owner refers a prospective guest who is not an Affiliated Guest and that guest books the Property at the full published rate, Epiqhost shall reduce its Management Fee to fifty percent (50%) of the standard rate for that booking. Owner must notify Epiqhost of the referral prior to the booking to qualify for this discount. This discount applies one time per referred guest.

Liability and Insurance

11.18 Owner Responsibility for Damages. Owner shall be responsible for any damage to the Property, furnishings, linens, or supplies caused during any Owner stay or zero-dollar Affiliated Guest stay. Epiqhost's insurance does not cover Owner-occupied periods or stays where no revenue is generated.

11.19 Affiliated Guest Damage Coverage. Revenue-producing Affiliated Guest stays are covered by Epiqhost's standard damage protection policy as set forth in Section 11.13.

Owner as Manager During Zero-Revenue Stays

11.20 Owner Responsibilities. During any Owner stay or zero-revenue Affiliated Guest stay (excluding High Season blocks subject to Section 11.7), Owner assumes the role of property manager and is responsible for addressing all guest needs, maintenance issues, and vendor coordination. Epiqhost shall provide pre-arrival cleaning and inspection and post-departure cleaning as set forth in this Agreement. Epiqhost may respond to general inquiries via phone or message without triggering additional fees, but is not obligated to provide management services beyond those expressly stated in this Section.

11.21 Management Services Fee for Zero-Revenue Stays. If Epiqhost is required to take action beyond pre-arrival cleaning and inspection, post-departure cleaning, or responding to general inquiries—including but not limited to handling guest complaints, addressing damages, coordinating emergency repairs, or responding to urgent matters such as leaks or non-working appliances or HVAC systems—Epiqhost shall assess a Management Fee equal to fifty percent (50%) of the standard commission rate, calculated on the published nightly rate for the full duration of the stay. Epiqhost is not required to provide Owner with prior notice before taking such action. This fee shall not apply to High Season blocks already subject to Section 11.7.

Billing

11.22 Billing. All fees under this Section 11, including High Season Block Fees, cleaning fees, damage protection fees, Management Services Fees, and Management Fees on Affiliated Guest stays, shall be itemized in Owner's monthly statement and deducted from Owner Payouts. If no payout is due, Epiqhost may charge Owner's payment method on file within ten (10) business days of notification.

12. TAXES

12.1 Tax Collection and Remittance by Epiqhost. Epiqhost shall collect all applicable sales, occupancy, lodging, tourist, or other visitor taxes imposed by any governmental authority on Booking transactions (collectively, "Occupancy Taxes") from Guests at the time of booking. Epiqhost shall remit such Occupancy Taxes directly to the appropriate taxing authorities on Owner's behalf. Owner acknowledges that Epiqhost does not pass collected Occupancy Taxes to Owner for remittance; all tax remittance is handled solely by Epiqhost.

12.2 Platform-Collected Taxes. Certain Third-Party Marketing Sites may collect and remit Occupancy Taxes directly to taxing authorities. In such cases, Epiqhost shall not duplicate collection or remittance for those taxes. Epiqhost shall provide Owner with documentation or reporting of taxes collected and remitted by Third-Party Marketing Sites upon request.

12.3 Owner Tax Obligations. Owner is solely responsible for determining and fulfilling Owner's overall tax obligations, including income taxes, associated with Booking revenue or Owner Payouts. Owner shall consult with Owner's own tax advisor or accountant regarding Owner's tax liabilities. Epiqhost is not responsible for income tax advice and shall not be liable for any tax obligations arising from income generated under this Agreement.

12.4 Tax Documentation. Owner shall provide Epiqhost with all documentation reasonably required for tax collection and remittance, including tax identification numbers, exemption certificates, and access to any required tax remittance accounts, within fifteen (15) days of Epiqhost's request. Owner shall reimburse Epiqhost for any penalties or interest arising from Owner's failure to provide accurate or timely information.

12.5 1099 Reporting. Epiqhost will issue IRS Form 1099-MISC or IRS Form 1042-S (as applicable) to Owner for gross rental revenue less management fees and any withheld taxes. Owner shall provide Epiqhost with Owner's Social Security Number (SSN) or Employer Identification Number (EIN) as required for such reporting.

13. OTHER PRODUCTS, ADVERTISING & THIRD-PARTY CONTENT

13.1 Ancillary Products and Services. Epiqhost shall have the right to sell ancillary products and services (e.g., travel insurance, rental damage waivers, car rentals, keyless entry locks) to Owner, other Owners, or Guests, in exchange for a commission. Owner shall not be entitled to any portion of commissions or revenue from ancillary sales unless otherwise agreed in writing. If Epiqhost bundles ancillary products or services into the Adjusted Rates for the Property, the reasonable cost of such products or services shall be deducted from Adjusted Rates before calculating Owner's Payout and Epiqhost's Management Fee.

13.2 Advertising on the Site. Epiqhost may display third-party advertising on the Site at its sole discretion. Owner shall not be entitled to any advertising fees or revenues unless Epiqhost expressly agrees in writing. Owner's dealings with advertisers are solely between Owner and such advertisers; Epiqhost shall not be responsible or liable for any loss or damage arising from such dealings.

13.3 Third-Party Content. Owner may be exposed to content from other users or third parties ("Third-Party Content") on the Site or via links to third-party websites. Epiqhost does not control such content and shall not be liable for inaccuracies, unlawful material, or other objectionable content. Owner shall evaluate Third-Party Content at Owner's own risk.

14. CONTENT, PRIVACY, AND RESTRICTIONS

14.1 Privacy Policy. Epiqhost's Privacy Policy (available at <https://epiqhost.com/privacy>) is incorporated herein by reference.

14.2 Epiqhost Data and Feedback. Epiqhost may collect and analyze data relating to the Services, Listings, Bookings, and Property performance for internal and business purposes. Epiqhost may use such aggregated or anonymized data to offer benchmarking services or to share with third parties; Epiqhost shall not identify Owner, any individual, or specific Guests in such disclosures.

14.3 No Obligation to Publish Owner Content. Epiqhost has no obligation to post or publish Owner's content on the Site. Epiqhost may, in its sole discretion, edit or remove any content submitted by Owner.

14.4 License to Owner Content. By submitting any content (e.g., photographs, videos, text) to the Site, Owner grants Epiqhost a perpetual, worldwide, non-exclusive, royalty-free license to use, reproduce, display, perform, adapt, modify, sell, distribute, and promote such content in any media or format, now known or hereafter developed, for any purpose, subject to the Privacy Policy. Owner represents and warrants Owner has all rights necessary to grant this license. If Owner provided professional photography or copyrighted content, Owner warrants it has the full

right to license such work and shall be credited as the original creator in Epiqhost's marketing materials. Upon termination of this Agreement, Epiqhost shall delete or cease using Owner-provided content unless otherwise required to comply with applicable law or contractual obligations to third parties.

14.5 Content Restrictions. Owner shall not submit content that:

- 14.5.1 Infringes any person's or entity's intellectual property rights;
- 14.5.2 Is defamatory;
- 14.5.3 Contains nudity or sexually explicit material;
- 14.5.4 Disparages any protected group by stereotype or otherwise;
- 14.5.5 Depicts individuals under eighteen (18) years of age;
- 14.5.6 Depicts or advocates illegal drug use;
- 14.5.7 Uses offensive language or images; or
- 14.5.8 Provides unauthorized links to other websites.

15. EPIQHOST'S PROPRIETARY RIGHTS

15.1 Epiqhost Intellectual Property. All content on the Site (except Third-Party Content), including text, images, software, and trademarks (e.g., "Epiqhost," "Epiqhost Vacation Rental," "epiqhost.com," and the Epiqhost logo), is owned by Epiqhost or its licensors and is protected by copyright, trademark, trade secret, and other proprietary rights. Owner shall not copy, reproduce, transmit, publicly display, adapt, modify, or create derivative works from such content without Epiqhost's prior written consent. The Listing and all photographs commissioned by Epiqhost are Epiqhost's intellectual property and may not be used by Owner for any purpose outside this Agreement. Epiqhost's software stack may include open-source components subject to their respective licenses. Epiqhost makes no warranty regarding compliance of any third-party open-source components beyond what is provided under such licenses.

15.2 Restrictions on Data Extraction. Owner shall not systematically retrieve data or content from the Site (e.g., web scraping, bots, crawlers) to create a compilation, database, or directory, whether manually or automatically. Owner shall not display Site content in a frame or via inline linking without Epiqhost's prior written permission. Owner may link to the Site's homepage or Owner's direct Listing page without permission and may use embedded HTML widgets if Epiqhost provides the code. Any violation of this Section 15.2 shall constitute a material breach and entitle Epiqhost to immediate termination of this Agreement without notice.

15.3 Feedback. Epiqhost welcomes Owner's feedback and suggestions ("Feedback"). Any Feedback provided by Owner becomes Epiqhost's property; Owner grants Epiqhost a non-exclusive, worldwide, royalty-free, irrevocable, sub-licensable, perpetual license to use and publish such Feedback for any purpose without compensation to Owner.

16. LIMITATION OF LIABILITY

16.1 Limitation of Damages. EXCEPT WHERE PROHIBITED BY LAW, AND EXCEPT FOR CLAIMS ARISING FROM EPIQHOST'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, IN NO EVENT SHALL EPIQHOST, ITS SUBSIDIARIES, AFFILIATES, OFFICERS, DIRECTORS, CONSULTANTS, AGENTS, EMPLOYEES, OR ANY THIRD-PARTY PROVIDER (COLLECTIVELY, THE "EPIQHOST GROUP") BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, OR PUNITIVE DAMAGES, INCLUDING LOST PROFITS, ARISING OUT OF OR RELATED TO:

- (a) THE SERVICES;
- (b) THIS AGREEMENT;
- (c) ANY BREACH OF THIS AGREEMENT BY OWNER OR ANY THIRD PARTY;
- (d) ANY USER-CONTRIBUTED CONTENT; OR
- (e) INTERACTIONS BETWEEN THE SITE AND ANY THIRD-PARTY SITE, INCLUDING SOCIAL MEDIA OR MARKETING PARTNERS' SITES.

THIS LIMITATION APPLIES REGARDLESS OF WHETHER DAMAGES ARISE FROM BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR ANY OTHER CAUSE OF ACTION.

16.2 Exclusive Remedy. If Owner is dissatisfied with the Services or any part of this Agreement, Owner's sole and exclusive remedy is to discontinue using the Services. IN ALL EVENTS, EPIQHOST'S AGGREGATE LIABILITY TO OWNER OR ANY THIRD PARTY SHALL BE LIMITED TO THE GREATER OF:

- (a) THE AMOUNT OF FEES OWNER PAID TO EPIQHOST IN THE TWELVE (12) MONTHS PRIOR TO THE EVENT GIVING RISE TO LIABILITY; OR
- (b) ONE HUNDRED DOLLARS (US \$100) TOTAL.

16.3 New Jersey Residents. If Owner is a resident of New Jersey, Section 16 is intended to be as broad as permitted under New Jersey law. If any provision of Section 16 is invalid under New Jersey law, the remainder shall remain enforceable.

17. DISCLAIMERS

17.1 AS-IS Disclaimer. THE SERVICES, INCLUDING ALL CONTENT, SOFTWARE, FUNCTIONS, MATERIALS, AND INFORMATION MADE AVAILABLE THROUGH THE SITE, ARE PROVIDED "AS IS" AND "AS AVAILABLE." TO THE FULLEST EXTENT PERMITTED BY LAW, EPIQHOST EXPRESSLY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, OR ACCURACY. EPIQHOST DOES NOT WARRANT THAT

ACCESS TO THE SERVICES WILL BE UNINTERRUPTED OR ERROR-FREE, THAT DEFECTS WILL BE CORRECTED, OR THAT THE SITE OR SERVER IS FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS. OWNER ACKNOWLEDGES THAT COMMUNICATIONS TO AND FROM THE SITE ARE NOT CONFIDENTIAL AND MAY BE OVERHEARD OR INTERCEPTED BY THIRD PARTIES. OWNER FURTHER ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, EPIQHOST MAKES NO WARRANTY OR REPRESENTATION REGARDING ANY PRODUCTS, SERVICES, OR HYPERTEXT LINKS TO THIRD PARTIES. EPIQHOST MAKES NO GUARANTEE REGARDING MINIMUM OCCUPANCY LEVELS, RENTAL VOLUMES, OR REVENUE BENCHMARKS.

17.2 No Liability for User-Generated Content. OWNER SHALL NOT HOLD EPIQHOST OR ANY THIRD-PARTY PROVIDER LIABLE FOR ANY USER-GENERATED CONTENT, INCLUDING TRANSLATIONS OF SUCH CONTENT. EPIQHOST HAS NO CONTROL OVER THE SAFETY OR BEHAVIOR OF ANY GUEST AND MAKES NO GUARANTEES REGARDING GUEST CONDUCT OR QUALITY OF STAYS.

17.3 New Jersey Residents. If Owner is a resident of New Jersey, Section 17 is intended to be as broad as permitted under New Jersey law. If any provision of Section 17 is invalid under New Jersey law, the remainder shall remain enforceable.

18. RELEASE AND INDEMNIFICATION

18.1 Release. TO THE MAXIMUM EXTENT PERMITTED BY LAW, OWNER RELEASES, REMISES, AND FOREVER DISCHARGES EACH MEMBER OF EPIQHOST (AND THEIR DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, AND ASSIGNS) (COLLECTIVELY, THE "RELEASED PARTIES") FROM ANY AND ALL CLAIMS, DEMANDS, AND CAUSES OF ACTION OF ANY NATURE, WHETHER KNOWN OR UNKNOWN, ARISING FROM OR RELATED TO OWNER'S USE OF THE SERVICES OR THIRD-PARTY CONTENT, EXCEPT TO THE EXTENT CAUSED BY EPIQHOST'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

18.2 California Residents. If Owner is a resident of California, Owner expressly waives California Civil Code Section 1542, which states:

"A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

18.3 Indemnification. Owner shall indemnify, defend, and hold harmless the Released Parties from and against any and all losses, liabilities, claims, actions, damages, costs, and expenses (including reasonable attorneys' fees and costs) arising out of or relating to:

- (a) Owner's use of the Services;
- (b) Disputes between Owner and any Guest, other user, or third party;
- (c) Content posted by Owner or others using Owner's account;
- (d) Use of any third-party tool or service accessed through the Site;
- (e) Any breach by Owner of this Agreement or any representation, warranty, or covenant made by Owner herein;
- (f) Owner's misrepresentation of property facts;
- (g) Owner's negligence in handling guest security deposits or personal data; or
- (h) Owner's failure to comply with any law or regulatory requirement (e.g., ADA accessibility, local short-term rental rules).

Owner shall cooperate fully in the defense of any claim. Epiqhost reserves the right, at its expense, to assume exclusive defense and control of any matter subject to indemnification, and Owner shall not settle any such matter without Epiqhost's prior written consent.

19. DISPUTES AND ARBITRATION

19.1 Scope and Survival. The provisions of this Section 19 shall survive any termination of this Agreement. Epiqhost reserves the right to modify only this Disputes and Arbitration section at any time. The version of this Section 19 in effect on the date Owner last accepted this Agreement shall govern all disputes. Epiqhost is committed to resolving Owner concerns informally. If a dispute arises, Owner shall first contact Epiqhost at info@epiqhost.com. If Epiqhost cannot resolve Owner's dispute within sixty (60) days, Owner may pursue relief through binding arbitration or, for small claims (no greater than \$10,000), in small claims court (see Section 19.2).

19.2 Arbitration Agreement. Except for claims that qualify for small claims court (typically under \$10,000), Owner agrees that any dispute, claim, or controversy arising out of or relating to this Agreement, the Services, or the relationship between Owner and Epiqhost shall be resolved exclusively by final and binding arbitration administered by the American Arbitration Association ("AAA") under its Consumer Arbitration Rules, as in effect on the date of the dispute (the "AAA Rules"). This includes, without limitation, claims by or against Epiqhost's subsidiaries, licensors, contractors, or Guests, and claims that arose before Owner accepted this Agreement. Notwithstanding this requirement, either party may seek injunctive or equitable relief in any court of competent jurisdiction as necessary to protect that party's rights. Both parties waive the right to a jury trial and the right to participate in a class, representative, or consolidated proceeding.

19.3 Arbitrator's Authority. The arbitrator shall have the exclusive authority to decide any dispute relating to the interpretation, applicability, enforceability, or formation of this arbitration agreement, including any claim that all or any part of this Agreement is void or voidable. The arbitration shall allow the same damages and relief that a court could award.

19.4 Arbitration Procedures.

(a) Selection of Arbitrator and Rules. Arbitration shall be conducted in accordance with the AAA Rules. Owner may choose to have the arbitration conducted by telephone, based on written submissions, or in person at a location convenient to Owner's residence or another mutually agreed location.

(b) Costs and Fees. Filing, administration, and arbitrator fees shall be governed by the AAA Rules. If Owner cannot pay any fees, Epiqhost will advance Owner's share of the fees for claims totaling less than Seventy-Five Thousand Dollars (US \$75,000), unless the arbitrator determines the claim is frivolous. Neither party shall seek attorneys' fees or costs in arbitration unless the arbitrator finds the claim or defense frivolous.

(c) Finality. The arbitrator's decision shall be final and binding, and enforcement may be entered as a judgment in any court of competent jurisdiction. The Federal Arbitration Act and federal arbitration law shall govern this Agreement.

19.5 Notice for Arbitration. To initiate arbitration, Owner must send a written notice to "Epiqhost Legal: Arbitration Claim Manager," Epiqhost LLC, 495 Grand Boulevard, #206, Miramar Beach, FL 32550. If Epiqhost initiates arbitration, Epiqhost shall provide Owner notice at the email or mailing address on file. AAA's rules and filing instructions are available at www.adr.org or by calling 1-800-778-7879.

19.6 Individual Basis Only. All arbitration proceedings shall be on an individual basis. If any claim proceeds in court rather than arbitration (because arbitration is not available), each party waives the right to a jury trial.

20. JURISDICTION

20.1 Applicable Law. This Agreement shall be governed by and construed under the Federal Arbitration Act (9 U.S.C. § 1 et seq.), the AAA Rules, federal arbitration law, and the substantive laws of the State of Florida, without regard to conflicts of law principles. The parties agree that the FAA and AAA Rules preempt all conflicting state laws to the fullest extent permitted by law.

21. GENERAL

21.1 Entire Agreement. This Agreement, together with all policies and guidelines incorporated by reference (including the Privacy Policy, the General Terms and Conditions, and any applicable state addendum), constitutes the entire agreement between Owner and Epiqhost with respect to the subject matter herein, superseding all prior or contemporaneous agreements, whether written or oral. Headings are for convenience only and do not limit the scope of any section. If any provision of this Agreement conflicts with any other terms or conditions

applicable to a product, tool, or service offered via the Services, this Agreement shall control. If any provision is held invalid or unenforceable, the remaining provisions shall remain in full force and effect. Any partially invalid clause shall be enforced to the maximum extent permitted by law.

21.2 Assignment. Epiqhost may assign this Agreement in its sole discretion. Owner may not assign this Agreement without Epiqhost's prior written consent, which Epiqhost may grant or withhold in its sole discretion; provided, however, that Owner may assign this Agreement to a buyer of the Property, provided (i) Owner gives Epiqhost at least thirty (30) days' prior notice and (ii) the assignee executes a written assignment agreement agreeing to assume all Owner obligations hereunder.

21.3 Force Majeure. Epiqhost shall not be liable for delays, errors, failures to perform, or interruptions in the Services resulting from causes beyond Epiqhost's reasonable control, including, without limitation, acts of God, labor disputes, riots, acts of war, government actions, fires, power failures, natural disasters, hackers, or failures of third-party hardware, software, or communication systems. Government restrictions on short-term rentals or travel shall not render this Agreement void or impracticable; such restrictions are governed by Section 11.2.

21.4 Effect of Waiver. No waiver of any breach of any term or condition of this Agreement shall be deemed a waiver of any subsequent breach of the same or any other provision. No consent or approval granted by either party regarding any act or matter shall be deemed to waive or render unnecessary consent to any subsequent similar act or matter.

21.5 Survival. The following sections, and any other provisions that by their nature survive termination, shall remain in full force and effect after termination or expiration of this Agreement: Sections 5.7 (Local Jurisdiction Compliance and Certification), 8 (Management Fee), 9 (Owner Payout and Payment Terms), 11 (Owner Blocks and Affiliated Guest Stays), 12 (Taxes), 14 (Content, Privacy, and Restrictions), 15 (Epiqhost Proprietary Rights), 16 (Limitation of Liability), 17 (Disclaimers), 18 (Release and Indemnification), 19 (Disputes and Arbitration), 20 (Jurisdiction), and Section 21 (General).

21.6 Notices. All notices under this Agreement shall be in writing. Owner may send notices to info@epiqhost.com or by U.S. mail to:

Epiqhost LLC
Attn: Legal Department
495 Grand Boulevard
Ste. 206
Miramar Beach, FL 32550

With a copy to: Owner's email and/or mailing address on file with Epiqhost.

21.7 Modification of this Agreement. Epiqhost reserves the right to modify this Agreement. If Epiqhost proposes changes, Epiqhost shall post the revised Agreement on the Client Site and provide Owner with at least thirty (30) days' prior written notice (including by email) before

changes take effect. If Owner disagrees with the revised Agreement, Owner may terminate this Agreement with immediate effect by providing written notice within the thirty (30) day notice period. If Owner terminates under this Section 21.7 and cancels any future Bookings, Epiqhost shall waive any Owner Cancellation Fees related to those cancellations. If Owner does not terminate within the notice period, Owner's continued use of the Services shall constitute acceptance of the revised Agreement.

EXHIBIT A

EPIQHOST VACATION RENTAL CLEANING ADDENDUM V1.4 01/01/2026

This Addendum is incorporated by reference into the Vacation Rental Management Agreement between Epiqhost LLC ("Epiqhost") and Owner. Capitalized terms not defined herein shall have the meanings set forth in the Agreement. To the extent any provision of this Addendum conflicts with the Agreement, this Addendum shall control.

1. THE SERVICE

Epiqhost agrees to provide recurring cleaning and restaging of the Property after each Guest stay and in preparation for the next Guest (the "Service").

1.1 This cleaning service is hereinafter referred to as the "Service."

1.2 The "Cleaning Fee" is the amount charged to properly cover all costs associated with the Service.

2. COMPLIANCE

While performing the Service, Epiqhost shall comply with all applicable local, state, and federal laws, regulations, policies, and standards to the best of its ability.

3. ELIGIBILITY

To receive the Service, Owner must maintain a current Vacation Rental Management Agreement with Epiqhost.

4. CLEANING FEE

The Cleaning Fee will be established by Epiqhost and published on the Listing(s) and through Bookings for the Property on the Site and on Third-Party Marketing Sites. The Cleaning Fee is calculated to cover the costs associated with the services outlined in Section 1 of Exhibit A. Epiqhost may periodically review and adjust the Cleaning Fee at its discretion.

5. PAYMENT METHOD

Owner authorizes Epiqhost to collect payment for the Cleaning Fee directly from the Guest's payment for the Booking on the Site or Third-Party Marketing Sites.

6. TIME IS OF THE ESSENCE

Epiqhost acknowledges that time is of the essence in performing the Service. However, Epiqhost cannot guarantee the Service will be completed at any specific time.

SERVICES PROVIDED DURING EACH TURNOVER CLEANING

1. STANDARD

- **1.1 PRE-CLEAN:** Report any items left behind; clear rooms of all unwanted items and discard; place soiled linen in washing machine; pretreat bathroom.
- **1.2 EVERY ROOM:** Dust high then low (ceiling fans, picture frames, lamps); clean windowsills and dust blinds; remove cobwebs; vacuum carpets and mop floors; empty and clean wastebaskets; wipe all touchpoints (light switches, doorknobs, etc.); staging and final guest-ready touches; final inspection/quality check using 100% guest-ready checklist.

2. BATHROOMS

- **2.1** Clean cabinets (interior and exterior) and tops; shine mirrors; clean, scrub, and sanitize showers, bathtubs, toilets, and sinks; clean shower curtain rod, towel rack, soap dish, and toilet paper holder; replace used towels; arrange towels neatly; replace or remove used toilet paper; replace or refill; staging and final guest-ready touches.

3. KITCHEN

- **3.1** Clean dishes and check for damage (e.g., cracked plates); arrange cleaned dishes and glassware in cabinets; clean cabinets, appliances, sinks, tables, and chairs; wipe and sanitize countertops; clean top, front, and interior of oven; clean inside and outside of refrigerator and microwave; clean overhead fan/vent; clean inside drawers; clean toaster, coffee maker, hot water kettle, blender, etc.; take out trash and replace bags; restock perishables (e.g., coffee, tea, salt, pepper, sugar) if provided; staging and final guest-ready touches.

4. LIVING ROOM

- **4.1** Sanitize telephones and remote controls; dust TV and clean as necessary; check pull-out bed (if present) and change linens if used; lint roll upholstery; fluff and arrange

cushions and pillows; dust furniture (top, front, and underneath); dust and clean picture frames, artwork, bookshelves, and lamps; staging and final guest-ready touches.

5. BEDROOM

- **5.1** Make beds; ensure bunks have fitted sheets and top sheets/blankets neatly folded; vacuum or mop floors under beds if accessible; sanitize surfaces and remote controls; vacuum upholstery, floors, inside closets, and drapes if needed; clean mirrors; place extra towels neatly folded on beds or in closets; staging and final guest-ready touches.

6. OUTSIDE PATIO(S)

- 6.1 Clean barbeque grill (if applicable)
- 6.2 Clean patio furniture (pillows and tables)
- 6.3 Inspect and remove trash
- 6.4 Leaf-blow area (if applicable)

7. FRONT OUTDOOR AREA

- 7.1 Clean entrance doors
- 7.2 Inspect and remove trash

8. EQUIPMENT (WHEN APPLICABLE)

- 8.1 Clean and inspect beach chairs

9. LINEN SERVICE

- 9.1 Launder bed linens (fitted sheets, flat sheets, pillowcases) and towels
- 9.2 Remake beds with fresh linens
- 9.3 Fold and place towels on towel racks, beds, or in closets
- 9.4 Not included: washing duvets, comforters, blankets, or pillows; costs for coin laundry machines or off-site services

Amenities and Supplies

Item	Quantity	Supplied By	Notes
Toilet paper	2 per bathroom	Epiqhost	
Large trash bags	2 for kitchen	Epiqhost	
Standard trash bags	2 per receptacle	Epiqhost	
Paper towels	1 roll in kitchen	Epiqhost	
Kitchen sponge	1 per kitchen	Epiqhost	

Item	Quantity	Supplied By	Notes
Dish soap	1 bottle per kitchen	Epiqhost	
Dishwasher pods	2 per kitchen	Epiqhost	
Laundry detergent	2 per laundry closet	Epiqhost	
Refill shampoo	As needed per bathroom	Epiqhost	Requires working dispenser
Refill conditioner	As needed per bathroom	Epiqhost	Requires working dispenser
Refill body wash	As needed per bathroom	Epiqhost	Requires working dispenser
Liquid or bar hand soap	1 per bathroom	Epiqhost	Requires working dispenser
Salt, pepper, sugar	Top-off as needed	Epiqhost	
Ground coffee	3 pouches	Epiqhost	
Keurig pods (if applicable)	4 pods	Epiqhost	
Creamers	10 packets	Epiqhost	
Bar mop towels	2	Epiqhost	
Premium bath products	As needed	Epiqhost	

Inspection Checklist (When and Where Applicable)

Safety/Function:

- All lights operational
- AC/heater functional
- AC filter clean
- Smoke alarms tested
- CO monitor tested
- Fire extinguisher in place
- Kitchen appliances functional
- All faucets and toilets working
- TVs operational
- Internet operational
- Vacuum functional
- Iron and ironing board available
- BBQ grill and propane inspected
- Bedding and textiles in good condition

EXHIBIT B

ANNUAL LINEN PROGRAM ADDENDUM

V1.4 01/01/2026

This Addendum is incorporated by reference into the Vacation Rental Management Agreement between Epiqhost LLC ("Epiqhost") and Owner. Capitalized terms not defined herein shall have the meanings set forth in the Agreement. To the extent any provision of this Addendum conflicts with the Agreement, this Addendum shall control.

1. ANNUAL LINEN PROGRAM OVERVIEW.

1.1 Program Description. Epiqhost's Annual Linen Program ("Program") is a subscription-based service providing Owner's Property with access to hotel-quality sheets and towels from Epiqhost's centralized inventory. Program linens are stocked at the Property for Guest use, laundered between Guest stays, and replaced as needed throughout the subscription period. The Program is designed to enhance the Guest experience, facilitate efficient turnover, and maintain high-quality standards without Owner having to source, purchase, or manage linens independently.

1.2 Program Benefits. By enrolling in the Program, Owner receives:

1.2.1 Access to multiple sheet sets per bed and an ample supply of bath towels, hand towels, washcloths, bath mats, and beach towels, sized to accommodate the Property's maximum guest occupancy;

1.2.2 Routine laundering and turnover of all Program linens after each Guest stay, performed by Epiqhost or its designated service providers;

1.2.3 Annual replacement of sheets and towels as determined by Epiqhost, ensuring hotel-quality linens remain in peak condition; and

1.2.4 Replacement of any sheet or towel that, in Epiqhost's discretion, becomes worn, torn, or stained, without additional charge to Owner.

1.3 Ownership of Program Linens. All linens provided under the Program are and shall remain the sole property of Epiqhost. Owner's participation in the Program constitutes a subscription for access to Epiqhost's centralized linen inventory and does not convey any ownership interest in any Program linens to Owner. Program linens are not permanently assigned to any specific Property but are drawn from Epiqhost's managed inventory and rotated based on availability and condition.

1.4 Beach Towels. Beach towels are included in the Program and shall be provided based on the Property's maximum guest occupancy.

2. ENROLLMENT AND YEAR 1 FEES.

2.1 Program Fee Calculation. The Program fee is calculated by Epiqhost based on the Property's bed configuration (including bed types and sofa beds), maximum guest capacity, and other relevant variables. Epiqhost reserves the right to adjust Program fees at any time if the Property's bedding configuration or guest capacity changes, or as otherwise determined by Epiqhost in its sole discretion. Owner shall receive written notice of applicable Program fees prior to enrollment and prior to each annual billing cycle.

2.2 Existing Linens. If Owner possesses sheets and towels at the time of enrollment, Epiqhost shall inspect such items and, at its sole discretion, may enroll Owner's existing linens into the Program. In exchange for Epiqhost waiving or reducing the Year 1 fee, any Owner-provided linens enrolled in the Program shall become the property of Epiqhost upon enrollment. Owner shall have no further ownership interest in such linens.

2.3 Year 1 Fee Determination. The Year 1 fee shall be determined by Epiqhost based on:

2.3.1 The condition and quantity of any existing Owner linens enrolled under Section 2.2;

2.3.2 Any gaps in inventory requiring Epiqhost to supplement (e.g., missing beach towels, bath mats, or other items);

2.3.3 The timing of enrollment relative to Epiqhost's annual billing cycle (e.g., each August); and

2.3.4 Such other factors as Epiqhost deems relevant.

The Year 1 fee may range from zero dollars (\$0) to the full annual Program fee, as determined by Epiqhost. Epiqhost shall provide Owner with written notice of the Year 1 fee within thirty (30) days of enrollment.

2.4 Payment. Owner authorizes Epiqhost to collect the Year 1 fee by deducting it from Owner's next scheduled Owner Payout (see Section 9 of the Agreement) or by charging Owner's payment method on file within thirty (30) days of enrollment.

3. ANNUAL BILLING AND ONGOING FEES.

3.1 Annual Billing Cycle. Beginning in Year 2 and each subsequent year, Owner shall pay an Annual Fee for continued participation in the Program. All Properties enrolled in the Program shall be billed on a unified annual billing cycle as established by Epiqhost (e.g., each August). If Owner enrolls mid-cycle, the Year 1 fee may be prorated to align Owner's billing with the annual cycle.

3.2 Annual Fee. The Annual Fee shall be calculated by Epiqhost based on the Property's bed configuration, maximum guest capacity, and other relevant variables, and shall be communicated to Owner in writing at least thirty (30) days prior to each annual billing date. Epiqhost reserves

the right to adjust the Annual Fee from year to year based on market conditions, inventory costs, and changes to the Property's configuration or capacity.

3.3 Annual Fee Coverage. The Annual Fee covers:

3.3.1 Access to and replacement of all sheets and towels provided under the Program;

3.3.2 Administration of linen inventory tracking, laundering, inspection, and turnover services throughout the year; and

3.3.3 Replacement of any Program linen that becomes worn, torn, or stained during the subscription period.

3.4 Inventory Purchase and Sunk Cost. Epiqhost purchases required linen inventory within thirty (30) days of invoicing and collecting the Annual Fee each year. This inventory purchase constitutes a sunk cost. Accordingly, if the Agreement or Owner's participation in the Program is terminated for any reason during the twelve (12) months following payment of the Annual Fee, no refunds or prorations of the Annual Fee shall be issued to Owner.

3.5 Billing and Collection. Owner authorizes Epiqhost to collect the Annual Fee by charging Owner's payment method on file or deducting it from Owner's next Owner Payout. If Owner fails to pay the Annual Fee within thirty (30) days of billing, Epiqhost may suspend Program services until payment is received.

4. NON-PROGRAM ITEMS: QUILTS, DUVETS, BLANKETS, PILLOWS, AND OTHER BEDDING.

4.1 Exclusion from Program. Quilts, duvets, quilt covers, blankets, coverlets, pillows, and similar bedding items ("Non-Program Items") are not included in the Program and are the sole responsibility of Owner to purchase and maintain.

4.2 Owner-Provided Non-Program Items. If Owner already owns Non-Program Items in good condition, Epiqhost will inspect such items at no charge. If deemed suitable by Epiqhost, these items may remain in use at the Property. Owner shall ensure that all Owner-provided Non-Program Items meet minimum quality and cleanliness standards as determined by Epiqhost.

4.3 Epiqhost-Sourced Non-Program Items. If Owner requires Epiqhost to procure Non-Program Items, Epiqhost will coordinate purchase through its hospitality suppliers and invoice Owner for actual, documented pass-through costs. Epiqhost shall provide Owner with an itemized invoice, and Owner shall remit payment in full within thirty (30) days.

4.4 Ownership of Non-Program Items. All Non-Program Items, whether Owner-provided or purchased through Epiqhost, are and shall remain the sole property of Owner. Upon termination of the Agreement or Owner's participation in the Program, all Non-Program Items shall remain with Owner.

5. SERVICES AND RESPONSIBILITIES.

5.1 Linen Inventory Management. Epiqhost shall maintain a detailed inventory of all Program linens, track usage, and monitor linen condition. Epiqhost shall launder and inspect Program linens after each Guest stay and replace any items requiring replacement.

5.2 Housekeeping Coordination. Epiqhost's housekeeping team or designated service providers shall perform linen changes between Guest stays, ensuring fresh bed linens and towels are placed in each bedroom and bathroom. Any missing or damaged linens shall be reported to Epiqhost's Linen Program Coordinator.

5.3 Replacement Protocol. If any Program linen becomes worn, torn, stained, or otherwise damaged during the subscription period, Epiqhost shall replace the item at no cost to Owner.

5.4 Guest Damage. Any Program linen damage caused by Guests shall be evaluated and addressed solely by Epiqhost. Epiqhost shall, at its discretion, seek recovery from Guests or absorb the cost of replacement. Owner shall not be charged or held liable for any damage to Program linens, regardless of cause.

6. TERM AND TERMINATION.

6.1 Term. Owner's participation in the Program shall continue for the Term of the Agreement (as defined in Section 3 of the Agreement) unless earlier terminated pursuant to this Section 6.

6.2 Early Termination by Owner. Owner may withdraw from the Program at any time by providing thirty (30) days' prior written notice to Epiqhost. No refunds or prorations of the Year 1 fee or any Annual Fee shall be issued upon termination, regardless of when termination occurs. See Section 3.4 (Inventory Purchase and Sunk Cost).

6.3 Retrieval of Program Linens. Upon termination of the Agreement or Owner's participation in the Program, Epiqhost shall make arrangements to retrieve all Program linens from the Property prior to the termination date. Owner shall provide reasonable access to the Property for retrieval. All Program linens must be returned to Epiqhost; Owner shall not retain any Program linens following termination.

6.4 Retention of Non-Program Items. Upon termination, all Non-Program Items (as defined in Section 4.1) shall remain with Owner.

6.5 Termination by Epiqhost. Epiqhost may terminate Owner's participation in the Program if:

6.5.1 Owner fails to pay the Year 1 fee or any Annual Fee within thirty (30) days of billing;

6.5.2 Owner fails to provide reasonable access for retrieval of Program linens upon termination;
or

6.5.3 Owner materially breaches any provision of this Addendum or the Agreement.

6.6 Survival. Sections 3.4 (Inventory Purchase and Sunk Cost), 5 (Services and Responsibilities), 6.2-6.5 (Termination and Retrieval), and 8 (Limitation of Liability) shall survive any termination of Owner's participation in the Program.

7. REPRESENTATIONS AND WARRANTIES.

7.1 Owner Representations. Owner represents and warrants that:

7.1.1 Owner has the right and authority to enroll the Property in the Program;

7.1.2 Any Owner-provided linens enrolled under Section 2.2 are free of all liens, claims, and encumbrances, and Owner has the right to transfer ownership of such linens to Epiqhost; and

7.1.3 Owner shall maintain a safe, dry environment at the Property for storage and use of Program linens.

7.2 Epiqhost Representations. Epiqhost represents and warrants that:

7.2.1 Epiqhost shall source and provide Program linens of professional, hotel-quality standard;

7.2.2 All laundering services shall comply with industry standards for cleanliness and sanitation; and

7.2.3 Epiqhost shall maintain appropriate insurance covering loss or damage to Program linens in its possession.

8. LIMITATION OF LIABILITY.

8.1 Program Liability. Epiqhost's liability under this Addendum for any claim arising out of or related to the Program shall be limited as set forth in Section 15 of the Agreement (Limitation of Liability). In no event shall Epiqhost be liable for any indirect, incidental, special, or consequential damages arising out of Owner's participation in the Program.

8.2 Owner Liability. Owner shall indemnify and hold harmless Epiqhost from any claim, liability, loss, or damage arising from Owner's negligence or failure to comply with this Addendum.

9. MISCELLANEOUS.

9.1 Entire Agreement. This Addendum, together with the Agreement and any other exhibits or addenda thereto, constitutes the entire agreement between Owner and Epiqhost with respect to the Program and supersedes all prior proposals, understandings, and representations, whether written or oral.

9.2 No Modification. No modification of this Addendum shall be effective unless in writing and signed by both parties.

9.3 Governing Law. This Addendum shall be governed by and construed in accordance with Section 19 of the Agreement (Applicable Law).

9.4 Notices. All notices required or permitted under this Addendum shall be delivered in accordance with Section 20.6 of the Agreement (Notices).

9.5 Counterparts. This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic signatures (e.g., DocuSign) shall be deemed originals for all purposes.

Exhibit C

OWNER FEE SCHEDULE

MANAGEMENT FEE:

Initial Rate: _____ % of non-taxed Base Rate

Epiqhost may adjust the Management Fee upon thirty (30) days' written notice to Owner. Any adjusted rate shall apply to bookings with check-in dates on or after the effective date of the adjustment.

EXHIBIT D

HVAC MAINTENANCE PROGRAM ADDENDUM

V1.3 01/01/2026

This Addendum is incorporated by reference into the Vacation Rental Management Agreement between Epiqhost LLC ("Epiqhost") and Owner. Capitalized terms not defined herein shall have the meanings set forth in the Agreement. To the extent any provision of this Addendum conflicts with the Agreement, this Addendum shall control.

1. HVAC MAINTENANCE PROGRAM OVERVIEW

1.1 Program Description. Epiqhost's HVAC Maintenance Program ("Program") provides proactive, third-party maintenance and filter replacement services for each HVAC system at the Property. The Program is designed to ensure optimal system performance, reduce after-hours repair costs, and enhance the Guest experience, particularly during high-demand seasons.

1.2 Program Benefits. By enrolling in the Program, Owner receives:

- Up to two (2) professional maintenance tune-ups per year for each HVAC system, scheduled and coordinated by Epiqhost with a qualified third-party contractor;
 - Bi-monthly delivery and installation of air filters;
 - Priority scheduling for urgent HVAC issues and access to standard rates for after-hours service calls (rates may vary based on contractor pricing);
 - Ongoing monitoring and reporting of HVAC system condition to help prevent unexpected breakdowns.
-

2. ENROLLMENT AND FEES

2.1 Mandatory Enrollment. Owner is automatically enrolled in the Program for each HVAC system at the Property. Enrollment is mandatory for the duration of the Agreement and Owner may not opt out while the Agreement remains in effect.

2.2 Monthly Fee. Owner shall pay a fee of _____ per month for each HVAC system located at the Property (the "Monthly Fee"), provided that if no amount is specified, the Monthly Fee shall be no less than Twenty Dollars (\$20.00). The Monthly Fee covers all services described in Section 1.2 above. The Monthly Fee will be billed monthly in arrears for the preceding month and collected by Epiqhost by charging Owner's payment method on file or deducting from the next Owner Payout.

2.3 Fee Adjustments. Epiqhost may adjust the Monthly Fee upon thirty (30) days' written notice to Owner based on prevailing market rates for HVAC maintenance and filter supplies.

3. SERVICES AND RESPONSIBILITIES

3.1 Third-Party Contractor. All maintenance and filter services will be performed by a licensed and insured third-party HVAC contractor selected by Epiqhost. Epiqhost engages contractors as agent on behalf of Owner. Owner acknowledges that Epiqhost is not the provider of HVAC services and shall not be liable for the acts, omissions, or negligence of any third-party contractor, except to the extent caused by Epiqhost's failure to select a licensed and insured contractor. Epiqhost shall coordinate all scheduling and communications between Owner and the contractor.

3.2 Exclusions and Repair Approval. The Program does not cover the cost of major repairs, parts replacement (other than filters), or system replacements. Epiqhost shall obtain Owner's prior approval before authorizing any repair or replacement exceeding Five Hundred Dollars (\$500.00), except in emergency situations where delay would cause imminent harm to the Property or materially impact Guest comfort, in which case Epiqhost shall notify Owner as soon as practicable. Any such costs will be communicated to Owner and billed separately.

3.3 Repair Disputes. In the event Owner disputes any repair or service performed by a third-party contractor, Epiqhost shall use reasonable efforts to resolve the dispute with the contractor on Owner's behalf. If the dispute cannot be resolved to Owner's satisfaction, Owner may pursue remedies directly with the contractor, including warranty claims. Epiqhost shall provide Owner with contractor contact information and relevant documentation upon request. Epiqhost shall not be liable for the resolution or outcome of any dispute between Owner and a third-party contractor.

3.4 System Condition Disclaimer. The Program is designed to maintain HVAC systems in reasonable working order but does not guarantee the performance, efficiency, or longevity of any system. Owner acknowledges that older systems, systems with pre-existing conditions, or systems that have not been regularly maintained prior to enrollment may experience failures notwithstanding Program services. Epiqhost makes no warranty, express or implied, regarding the condition or expected lifespan of any HVAC system.

4. TERM AND TERMINATION

4.1 Term. Owner's participation in the Program shall continue for the Term of the Agreement unless earlier terminated pursuant to this Section 4.

4.2 Termination. Owner's participation in the Program shall terminate upon termination or expiration of the Agreement. No refunds will be issued for Monthly Fees already paid. Epiqhost

may suspend services under the Program if Owner fails to cure non-payment within ten (10) days of written notice, or upon material breach of this Addendum or the Agreement.

5. LIMITATION OF LIABILITY

5.1 Program Liability. Epiqhost's liability under this Addendum for any claim arising out of or related to the Program shall be limited as set forth in Section 15 of the Agreement (Limitation of Liability). In no event shall Epiqhost be liable for any indirect, incidental, special, or consequential damages arising out of Owner's participation in the Program.

6. MISCELLANEOUS

6.1 Entire Agreement. This Addendum, together with the Agreement and any other exhibits or addenda thereto, constitutes the entire agreement between Owner and Epiqhost with respect to the Program and supersedes all prior proposals, understandings, and representations, whether written or oral.

6.2 No Modification. Except as otherwise provided herein, no modification of this Addendum shall be effective unless in writing and signed by both parties.

6.3 Governing Law. This Addendum shall be governed by and construed in accordance with Section 19 of the Agreement (Applicable Law).

6.4 Notices. All notices required or permitted under this Addendum shall be delivered in accordance with Section 20.6 of the Agreement (Notices).

6.5 Counterparts. This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic signatures (e.g., DocuSign) shall be deemed originals for all purposes.

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties have executed this Vacation Rental Management Agreement as of the date last signed below.

OWNER:

Signature _____
Printed Name _____
Date _____

Signature (if additional owner) _____
Printed Name _____
Date _____

EPIQHOST LLC:

Signature _____
Printed Name _____
Title _____
Date _____