# **Airbnb Co-Host Agreement**

This co-hosting agreement is between A) the Owner,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ , and B) the Host, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for the rental of vacation rental property, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, located in the address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

This agreement is effective from \_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_, 20\_\_\_\_, and will automatically renew monthly. Either party may terminate this agreement at any time given a \_\_\_\_\_ days written notice to the other party.

All bookings covered by this agreement will be made via Airbnb, unless by a specific agreement between the Owner and the Host, and will adhere to the rules and regulations put in place by the booking platform.

# **Terms of Business**

The Owner confirms that they are the sole or joint owner of the property, and has the right to rent the property as a vacation home under the terms of the mortgage or lease. In the case that more than one person holds an interest as a Host, the person signing confirms that they are acting on the behalf of the interested parties.

Owner and Host will split all rent receipts, \_\_\_\_\_% to Owner and \_\_\_\_\_\_% to Host, regardless of who accepts the bookings. Regarding guest cleaning fees,  \_\_\_\_\_\_% of the fees will go to the Host, and \_\_\_\_\_% to the Owner.

Airbnb receipts will be split and paid directly to each party. In the case of agreement termination, all pre-existing reservations for dates beyond shall revert to the Owner.

The Owner hereby grants the Host permission to carry out property management duties as listed below.

Owner will:

* *(List all the owner’s responsibilities here)*

Host will:

* *(List all the host’s responsibilities here)*

# **Maintenance**

The Owner agrees to provide the property in a good condition, ready for rental, and that the furnishings meet current fire and safety regulations.

The Host agrees to make the Owner aware of any maintenance problems, and the \_\_\_\_\_\_\_\_\_\_\_\_\_ will administer any maintenance work that needs to be carried out on the property. Alternatively, the \_\_\_\_\_\_\_\_\_\_\_\_\_ will authorize a competent tradesman to complete the maintenance.

The Owner will be responsible for periodic redecoration or repairs on the property.

In the occurrence of maintenance or repairs on the property, the \_\_\_\_% of fees will be paid by the Host, and \_\_\_\_\_\_% will be paid by the Owner.

# **Services and Fees**

The \_\_\_\_\_\_\_\_\_\_\_\_ will be responsible and accountable for all utility and relevant bills for the property (phone, Wi-Fi, electricity, gas, water, services charges, etc.). Cleaning and laundry charges will fall under responsibility of the \_\_\_\_\_\_\_\_\_\_\_.

The Host has the right to charge guests extra fees, such as early or late check-ins, early or late check-outs, additional parking, or any other special requests and subsequent charges from the guests. These collected fees will be paid out \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

# **Insurance and Liability**

The Owner is responsible for the property being adequately insured, so that the property, its contents, and responsible parties are covered by the plan.

This Agreement is based upon the promises and considerations between the Owner and Host detailed above and reflects the mutual understanding of the parties. This Agreement supersedes all prior communications, contracts, or agreements between the two parties, whether oral or written.

# **Binding Effect**

This Agreement shall constitute a binding obligation to the contracting parties, their successors, heirs, and/or personal representatives.

This Agreement is fully integrated, and thus constitutes the entire agreement of the parties regarding the subject matter. No variance or modifications thereof shall be valid or enforceable unless additionally noted in writing and signed by both parties.

# **Termination of the Agreement**

The parties may terminate this Agreement at any time and by mutual accord, as long as there is a notice period of at least \_\_\_\_\_\_\_.

# **Governing Law**

This Agreement shall be governed by the laws of the state of \_\_\_\_\_\_\_\_\_.

**Signed**

A, Owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_

B, Host \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_