



Le Natural Mall Travel

Holiday Vacation Rental Properties.

Specializing in Luxury Accommodations in British Columbia and around the World
(Hereinafter : (Le Natural Mall - (LNM Travel)- Holiday Vacation Rental Properties. (HVRP))
And

_____ (Name)
(Home Address)

_____ (Phone number)

Hereinafter the ("Owner") Whereas

A. LNM Travel - Holiday Vacation Rental Properties. is a matching service for property own-ers wishing to advertise their furnished property on a short term basis. LNM Travel. finds guests for the property and depending on the package, we can offer a concierge service for checking in the guests and the cleaning of the property with professional staff. □ B. Please list which package you would prefer:

Silver Package or Diamond Package

10% ____ 20%/ 30% ____

C. The Owner is the registered owner in fee simple, or beneficial owner with the registered Owner's permission and authority to enter into this agreement.

1. _____ (Rental Property Address) □

2. _____ (Rental Property

Address)

D. The Owner desires to have LNM Travel . act as its booking agents to arrange for paying guests to stay in the Property in accordance with the terms of the Agreement and LNM Travel . has agreed to act as the booking agent only set out herein. HVRP does not ask for exclu-sivity since we are not a Property Management Company but asks to keep us informed when the property is booked. □

E. When HVRP books a guest for your property and the guest de-cides to extend the contract, the guest remains soley the client of Holiday Vacation Rental Properties. The Owner agrees to allow LNM Travel to ful-fill the new terms of extension and not deal directly with LNM Travel guests. □

1. The Owner represents and warrants that the Owner is the registered and beneficial owner of the Property and has the right to enter into this Agreement. The Owner further represents to HVRP Inc. that entering this Agreement will not breach any rules, regulations, by-laws, orders, ordinances, or any other matters affecting the use of the Property. □

2. LNM Travel. shall act as the Owner's booking agent to locate guests ("the Guest") for the Property in accordance with the terms of the Agreement; and to make its best efforts to obtain and confirm bookings of the Property on the Owner's behalf. □
3. The Owner shall provide a home manual (the "HomeManual") at the request of LNM Travel, to be provided to the Guest at the Property. The template can be downloaded from www.lenaturalmall.com under "Rent your Home". □
4. The amount payable by the Guest as rent shall be the amount mutually agreed by LNM Travel and the Owner. Each booking shall be confirmed by the Owner by email and the percentage given to LNM Travel will be discussed prior to agreement and will be paid by the guest. □
5. LNM Travel. will not handle the Owner's money. The guest will send all balances to our mailing address which is due 6 weeks prior to check in unless it's a booking from one of our other marketing websites where they pay us on the day of check in. No guest is permitted access to the Property until such times as all sums payable pursuant to the Guest Agreement have been paid in full. □
6. The contract states that all damage deposits will be paid directly to the Owner by the guest or have a signed agreement to deduct a credit card for the amount specified. □
7. The Owner agrees to honour all bookings of the Property made in accordance with this Agreement and furthermore, agrees to immediately notify LNM Travel of any other bookings honoured by the Owner or other agencies. In the event the home owner does not follow through on confirmed bookings, this may result in the posting of the property being removed and the owner must pay any fees to the guest for relocation or cancellation. □
8. The Owner shall act reasonably and use the Owner's best efforts to maintain the Property in a clean, habitable and safe condition suitable for its intended purpose and that the Property is available in the manner set forth in the home manual. The Owner shall supply dishes, pots, pans, eating utensils, good quality linens and towels in perfect condition and will replace on the first signs of wear and tear. 2 sets of sheets per bed and 2 towels per person. All appliances must be in perfect working order and all aspects of the property in top shape. □
9. In the event the Guest is able to occupy the Property, but the Property is unsatisfactory to the way it was promoted, whether material or not, whether by defect of misrepresentation, at the sole determination, acting reasonably, of LNM Travel, the Owner shall be at liberty to return part or all of the money received from the Guest in respect of the booking as compensation for the Guest's dissatisfaction based on a pro-rata per diem of usage formula. □

Limitation of Liability

10. The Owner acknowledges and agrees that LNM Travel is the booking agent finding guests for the Property. As such, LNM Travel -HVRP, whether negligent or not, has and shall have no obligation, responsibility, or liability or any kind whatsoever to the Owner or guest other than as expressly provided in the Agreement. In particular, without limiting the generality of the foregoing, EVH Inc. shall have no obligation, responsibility, or liability to the Owner for:
 - a) Any damage, loss or injury of or to the Property caused by a Guest or any other party either authorized on the Property or not, or in any way relating to or arising from a booking for the Property, including but in no way limited to any matters caused by fires, strikes, floods, acts of

God or the Queen's enemies, lawful acts of public authorities, or delays caused by common carriers.

11. This agreement shall endure to the benefit of and be binding upon the respective legal representatives, successors and permitted assigns of the parties.

12. LNM Travel. has the right to remove any property without refund upon any breach of this contract. All guests or Corporate Companies that LNM Travel books for the Owners or Agents for the Owners will be the sole client of Holiday Vacation Rental Properties and at no time shall the Owners/Agents of the Owners contact the Guests or Companies for future bookings.

13. In the event the Home Owners do their own booking and fail to communicate with LNM Travel. resulting in a double booking, the HRVP booking will take priority.

Pricing Equity

To maintain the price integrity of properties listed on LNM Le Natural Mall Websites, Owner agrees that any price listed on LNM Sites shall not exceed the price for that property offered by Owner on any other website or in any other publication medium by which the property is offered for rental. In the event that the Owner violates the foregoing, Owner agrees that it shall honour the lowest price for the property posted on any other web-site or published in any other medium, for rentals facilitated by Elite in a corresponding calendar period.

THEREFORE Elite Vacation Homes Inc. and the owner agree as follows: This agreement may be terminated by either party upon 14 days written notice to the other party. □

This Agreement is effective as of the ____ day of _____, 20____ to the ____ day of _____, 20____ (the "Term"), and shall be re-newed automatically each year for successive one year terms (the "Re-newal Term") unless terminated by either party upon 14 days written no-tice. Upon acceptance of these terms and condition, Owner agrees to pay an annual fee ("Annual Fee") to LNM Travel. The Annual Fee is payable by Owner throughout the Term and any Renewal Terms on the anniversary date of this Agreement unless Owner notifies LNM Travel Vaca-tion Homes in writing of its intent to terminate this Agreement at least 30 days before the end of the current Term or Renewal Term. The Annu-al Fee is currently \$_____ throughout the Term of this Agree-ment but is subject to change with each Renewal Term. Credit Card

#_____ Exp. Date_____

Should this Agreement be terminated by Owner through a 14 day written notice to Holiday Vacation Rental Properties, the Annual Fee for the then current Term or Renewal Term shall be forfeited in its entirety by Owner. Owner further acknowledges and agrees that upon termina-tion of this Agreement, Owner will no longer be entitled to list any rental properties on the www.lenaturalmall.com & www.holidayvacationrentalproperties.com website (collectively, the LNM Travel & HVRP Websites") and agrees to comply with any request by LNM to remove any existing content from the LNM Websites within 10 days of such request.

SIGNED BY the Owner

_____ Owner SIGNED BY Le Natural Mall Inc. - LNM Travel.
_____ Le Natural Mall Inc. (LNM Travel)

Print Owner _____

Print Le Natural Mall Inc. _____

By it's Signatory

LNMI Inc has partnered with VRBO in which there are 2 options to list your property for extra exposure. Please choose which one will suite you and we will work with our account manager at VRBO to set it up.

Choose the listing option that's right for you

Annual Subscription

Starting at

\$349 annually

0% per booking

Recommended for properties that rent more than 6 weeks per year

- The more you book, the higher your returns
- Improve search placement with 5 subscription levels
- Flexibility to choose guest payment methods

or

Choose annual subscription

\$0 upfront 10% per booking *

Recommended for those that are new to renting or rent for fewer than 6 weeks per year

- Minimize risk by paying nothing until you get results

With in BC Lower Main our neighbouring properties Le Natural Mall Cleaning can demand to follow through with cleaning if arises Le Natural Mall.

Sharon Chartrand

Le Natural Mall

Sharon@lenaturalmall.com

604-835-7242