

BUCKEYE DEVILS LLC
BUCKEYE DEVILS CO-HOST AGREEMENT

This Co-Hosting Agreement ("Agreement") is made between:

Co-Host:

Buckeye Devils LLC
A North Carolina Limited Liability Company
Address: 42 Black Oak Dr, Vernon, NJ 07462
Email: buckeyedevils@gmail.com
Phone: 973-271-4257

Host ("Client"):

Name: _____
Address: _____
Email: _____
Phone: _____

Effective Date: _____

Collectively, the "Parties."

1. Purpose of Agreement

This Agreement establishes Buckeye Devils LLC as a Co-Host for the Host's short-term rental property ("Property") listed exclusively on Airbnb.
All fees, percentages, and cleaning-fee payments are routed through Airbnb's platform.

The Co-Host is not a property manager, does not act as an agent or broker, and does not provide any service requiring a real-estate license.
The Host remains the legally responsible owner of the property.

2. Property Information

Property Address: _____
Platform Link (Airbnb Only): _____

3. Term & Termination

This Agreement begins on the Effective Date and continues month-to-month.
Either Party may terminate the Agreement with 30 days' written notice for any reason.
Co-Host may terminate immediately if the Host becomes unresponsive, unreasonable, or demands services outside the agreed scope.

4. Service Tier Selection & Agreement Amount

The Host selects the following service tier (circle or check one):

Tier 1 – Co-Host Customer Service Package 10% of Monthly Airbnb Revenue
Tier 2 – Enhanced Co-Hosting + Operations 15% of Monthly Airbnb Revenue
Tier 3 – Minimal Owner Involvement Package 20% of Monthly Airbnb Revenue

AGREED-UPON PERCENTAGE: _____ %

This percentage applies only to Airbnb revenue and is automatically paid through Airbnb whenever possible.

5. Service Descriptions

(Descriptions preserved from prior version — Tier 1, Tier 2, Tier 3)

Tier 1 – Customer Service Package:

- Guest communication (business hours + evening coverage)
- Monitoring for scams, parties, problem guests
- Revenue/pricing optimization (Wheelhouse or manual)
- Calendar oversight, template management, guest issue resolution

Tier 2 – Operations Upgrade (includes Tier 1):

- Cleaner scheduling & turnover coordination
- Cleaner payments via Airbnb cleaning-fee routing
- Quality checks (not full inspections)
- Minor contractor coordination
- Occasional on-site troubleshooting

Tier 3 – Minimal Owner Involvement Tier (includes Tier 1 & 2):

- Co-Host as primary operations contact
- Broader contractor coordination (no major repairs)
- More frequent urgent site visits
- Emergency repair authorization up to \$200

6. Payment Terms

- Percentages apply to gross Airbnb booking revenue (excluding cleaning fees).
- Cleaning fees are routed via Airbnb to the appropriate recipient.
- If Airbnb routing fails, Host must pay Co-Host invoice within 7 days.

7. Explicit Limitations of Services

Co-Host is NOT:

- A property manager
- A real estate agent or broker
- A landlord representative
- A contractor or inspector
- A tax preparer or compliance officer
- A 24/7 emergency response service

Co-Host does NOT:

- Manage long-term tenants
- File taxes (unless an add-on service)
- Oversee utilities
- Perform major repairs or renovations
- Guarantee revenue or occupancy

8. Host Obligations

Host agrees to:

1. Maintain involvement and timely communication.
2. Maintain all required insurance, permits, and compliance.
3. Pay for repairs, utilities, supplies, and contractor work.
4. Keep the property safe, legally operable, and guest-ready.
5. Hold Co-Host harmless for issues outside Co-Host control.
6. Maintain a minimum of **\$500,000 commercial general liability insurance for STR use and list Buckeye Devils LLC as Additional Insured**.

9. Liability & Indemnification

Co-Host is not liable for property damage, injuries, guest misconduct, or unsafe conditions.
Host indemnifies Co-Host against all claims arising from the property or guest stays.
Co-Host liability is limited to fees paid in the prior 60 days.

10. Optional Add-On Services (billed separately)

- Permit filing or pickup
- STR tax filing
- Mail collection
- Utility management
- Supply restocking
- Renovation oversight
- Deep cleaning supervision
- Photography
- Additional contractor visits

11. Mediation & Arbitration (Dispute Resolution)

11.1 Mediation Required — Parties must first attempt mediation in North Carolina.

11.2 Binding Arbitration — If mediation fails, disputes are resolved by binding arbitration in North Carolina.

11.3 No Court Litigation — Except to enforce an arbitration award.

12. Governing Law & Venue

This Agreement is governed by North Carolina law.
All mediation and arbitration occur in North Carolina.

13. Liability Waiver; Owner's Assumption of Risk

Host fully assumes all legal responsibility for:

- property condition and safety
- STR legal compliance
- all guest claims, injuries, disputes, and damages
- all regulatory, HOA, municipal, state, or federal issues

Host waives and releases Buckeye Devils LLC from all liability and agrees to full indemnification.

Co-Host is an administrative assistant and communications contractor only, not a property manager.

14. Signatures

CO-HOST:

Buckeye Devils LLC

By: _____

Name: Richard Thompson

Title: Owner

Date: _____

HOST:

Signature: _____

Name: _____

Date: _____