



SCENIC RIDGE RENTALS

One-Page Co-Hosting Summary

Buckeye Devils LLC d/b/a Scenic Ridge Rentals | info@scenicridgerentals.com

Business Role	Scenic Ridge Rentals provides Airbnb-only co-hosting support, guest communication, pricing assistance, and operations coordination. We are not a property manager, real estate broker, contractor, inspector, or emergency response service.
Owner Control	The host remains the legally responsible property owner and decision-maker for property condition, insurance, permits, repairs, utilities, safety, and legal compliance.

Service Tiers & Pricing

Tier	Fee	Owner Role	Included Scope
Tier 1 Customer Service Co-Host	10%	Host remains active for on-site tasks, cleaners, and repairs.	Daily guest communication, guest screening, handling issues and reviews, dynamic pricing management, calendar oversight, and automated messaging.
Tier 2 Enhanced Co-Hosting + Operations	15%	Shared operations support.	Includes Tier 1 plus cleaner scheduling, turnover coordination, Airbnb-routed cleaning fee management, cleaner onboarding, quality oversight, minor contractor coordination, occasional on-site troubleshooting, and limited emergency guest support.
Tier 3 Minimal Owner Involvement	20%	Co-Host is primary operations point of contact.	Includes Tier 1 and 2 plus broader contractor coordination excluding major repairs, more frequent urgent site visits, and emergency repair authorization up to \$200. Host remains responsible for repair costs.

Owner Requirements

Insurance	Maintain a minimum \$1,000,000 short-term rental or vacation rental liability policy that permits transient occupancy and does not exclude short-term rental use.
Additional Insured	Name Buckeye Devils LLC d/b/a Scenic Ridge Rentals as Additional Insured. A Certificate of Insurance (COI) is required before onboarding and at renewal.
Property & Costs	Maintain a safe, code-compliant, guest-ready property and pay for repairs, utilities, supplies, cleaning, contractor work, permits, taxes, and compliance items.
Claims & Liability	Owner assumes responsibility for property condition, guest issues, guest damage, Airbnb/AirCover outcomes, regulatory issues, and all claims arising from the property or guest stays.

Legal Notes

Structure	Co-Host is a co-hosting assistant/communications contractor only, not a property manager, landlord representative, contractor, inspector, tax preparer, or compliance officer.
Platform	All percentages and cleaning fees are routed through Airbnb when possible. Co-Host is not responsible for Airbnb outages, policy changes, account suspensions, platform decisions, or reimbursement denials.
Term / Disputes	Either party may terminate with 30 days written notice. North Carolina law applies; disputes proceed through mediation, then binding arbitration in North Carolina.

This information sheet is a summary only. The signed Co-Host Agreement controls.