

Snow Worries Property Management Proposal
nancyjdumont@gmail.com
802-793-1430

Snow Worries Property Management aims to consistently provide clients with outstanding property management, thereby maximizing property values, cost-effective operation, and successful outcomes. Snow Worries is dedicated to exceptional performance in all areas of management, to continually expand the variety of services available, and to effectively surpass the individual expectations of current and future clients. Our hands-on style of management emphasizes that there will be no worries when we are taking care of your property. We aim for complete customer satisfaction and will provide a long term commitment to your best interest.

1. Definitions:

Agents: Any owner of either Welch Properties or Snow Worries. At the time of writing, Welch Properties includes: Natasha Ferrell, Katrina Welch, Tanya Welch, Ali Welch, and Lara Welch, and Snow Worries is represented by Nancy DuMont. If Nancy duMont is not available, Snow Worries shall utilize Derek Schnee for coverage. Additional Agents may be added in the future with written notification.

Written Notification: Email and texts between the agents of Welch Properties and Snow Worries will constitute written notification.

The Property: 78 View Rd, Unit 13, Stowe, VT 05672. Additional properties may be added in the future, if agreed to in writing.

Vendor: Michele Tremblay, cleaning service and Derek Schnee, handyman service.

Project: Project oversight for upgrades/building/renovation/maintenance etc for the property where you are not coordinating the project on your own but utilizing my services to take over the project on your behalf. This may be outlined & agreed upon separately by entering into a written contract prior to the project taking place.

2. Rental Management Fees:

Airbnb Placement & Management Fee: 25% of gross rental income of The Property through Airbnb listing, net of platform and cleaning fees, except for excluded bookings. After hours communication/site visits would be billed at the "Emergency Response Service/Coordination Fee" rate.

Long term rental placement: reimbursed at 1 months rent equivalent for 6-12 month contract

Seasonal or vacation rental fee: 25% of rental lease amount

Ongoing Rental Coordination Fee: \$45 per hour for any coordination after vendor referral. Any after hours communication and site visits will be billed at the "Emergency Response Service/Coordination Fee" rate.

Emergency Response Service/Coordination Fee: (ie; loss of heat, plumbing/renters emergency needs) \$60 p/h after 6pm through 7am

All contacts, meetings, service provider coordination billed at \$45 per hour

Project oversight: 15% coordination fee based on project final cost total

3. Excluded Bookings:

Through networking and relationship building, Agents of Welch Properties may arrange bookings of The Property from time to time. These bookings may be either negotiated directly with the renter or routed through Airbnb in order to take advantage of insurance and check in processes. All bookings, whether routed through Airbnb or directly agreed with the renter, will be communicated to Snow Worries in writing in advance of the booking.

The Airbnb Placement & Management Fee will not be applicable for these bookings. Instead, all work provided by Snow Worries will be billed at either the Ongoing Rental Coordination Fee or the Emergency Response Service/Coordination Fee, depending on the nature of the work required.

4. Cancellation:

Either party may terminate this contract with 14 days written notice. At time of separation a final bill will be sent for all work performed prior to separation date. Any booked Airbnb reservations at the time of separation shall be paid out at 10% of reservation for reservation management fee.

Natasha Ferrell

Welch Properties (Manager: Natasha Ferrell)

June 2, 2023

Date

Nancy duMont

Snow Worries, LLC (Manager: Nancy duMont)

6/9/23

Date