This agreement is signed between and by:

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| **THE OWNER** | |
| **Name:** | Haga clic o pulse aquí para escribir texto. |
| **Identification Number:** | Haga clic o pulse aquí para escribir texto. |
| **Address:** | Haga clic o pulse aquí para escribir texto. |
| **Telephone:** | Haga clic o pulse aquí para escribir texto. |
| **Email Address:** | Haga clic o pulse aquí para escribir texto. |

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| **HOMEBELIKE** | |
| **Company Name:** | HOMEBELIKE, INC |
| **Name:** | ABELARDO MARTIN MELGEN ACRA |
| **Identification Number:** | RD5864073 |
| **Address:** | AV CENTENARIO, EDIF PENINSULA CENTER, OF 804, COSTA DEL ESTE, CIUDAD DE PANAMA, PANAMA |
| **Telephone:** | 5073819697 |
| **Email Address:** | ABELARDO@HOMEBELIKE.COM |

**DEFINITIONS**

1. HOMEBELIKE: Also referred to as "THE COMPANY", is the owner and manager of the website www.homebelike.com (the site) and its entire reservation platform in different commercial channels, through which the services of placement of properties given for rent.
2. OWNER: Refers to the owner or person who has the right to dispose of the property registered on the site for promotional purposes for rent.
3. CLIENT: It is the natural or legal person, also known as a guest, who rents the property through the site, its platform and various commercial channels affiliated with HOMEBELIKE.
4. PROPERTY: Property to be available for rental.
5. RESERVATION CALENDAR: Tool that HOMEBELIKE has that understands and controls the total of days available in a calendar year of the PROPERTY, for rental purposes or for the owner's use.

**LEGITIMATIONS**

THE OWNER recognizes HOMEBELIKE, as the manager of the short-stay rental online platforms, leaving to HOMEBELIKE the sole power of managing the unified calendar through a channel manager and the possibility of making reservations both in any of online digital agencies (OTAs) as through any commercial intermediary mentioned in this agreement. The intention is to generate the greatest joint traffic in order to give THE PROPERTY greater profitability. Consequently, it is accepted that THE PROPERTY will be listed based on the terms and conditions, reservation policies, payments and cancellations of each of these OTAs.

THE OWNER acknowledges and formally declares to be the owner of the property rights over the properties that it offers or publishes, or that it has legal authority to manage and assign them for rent. In the event of cessation of their mandates, they immediately undertake to notify HOMEBELIKE. It is considered that the non-notification of the revocation of the powers generates for users in general and for HOMEBELIKE, a legitimate appearance that the mandate is in force, until it is formally notified.

**ART. 1. PURPOSE**

Through this contract, THE OWNER grants HOMEBELIKE the power to arrange and rent the PROPERTY \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ subject to the plan provided in this contract- with the broadest and most necessary legal powers for the fulfillment of this purpose, with the sole and centralized management of the PROPERTY reservation calendar. HOMEBELIKE for these purposes may offer, advertise, arrange, contract, give and allow or not the use of THE PROPERTY to third parties, advertise, promote and include THE PROPERTY in one or more rental platforms, according to the terms and conditions of this contract and outsource related services

HOMEBELIKE assumes an obligation of means to rent and not of results; therefore, it does not guarantee the effective rental of the PROPERTY nor does it offer guarantees regarding certain or average occupancy. THE OWNER acknowledges that clients may select THE PROPERTY of their choice.

**ART. 2. - DURATION - VALIDITY**

This agreement will have a duration of one (1) year and may be automatically renewed unless, 30 days before its expiration, the intention not to renew is indicated. However, this agreement may be canceled by either party giving the other 90 days’ notice. The announced termination will never affect future reservations confirmed at the time of notification of cancellation.

If there is (are) any reservation (s) confirmed at the time of notification of termination and THE OWNER, due to force majeure, cannot honor them in their PROPERTY, HOMEBELIKE will make its best efforts (without being obliged) to relocate the CLIENT in another property and may require the OWNER additional compensation to offer them something of a higher or additional category to achieve acceptance of the change. HOMEBELIKE undertakes not to receive any more reservations once the notification of the cancellation of the agreement is received.

**ART. 3. RENTAL MANAGEMENT.**

THE OWNER may rent his unit directly at any time, as long as there is availability for the required dates, that he respects the final rental prices agreed in this contract, that he only uses the HOMEBELIKE platform to make the reservation and the blocking of consequent dates, the reservation being charged the service fee to THE CLIENT (service fee) that HOMEBELIKE charges the CLIENT in each rental for the services offered.

THE OWNER may not at any time rent or lease THE PROPERTY through third parties other than HOMEBELIKE, but will direct them to register as commissionable agents of HOMEBELIKE so that they can rent THE PROPERTY on a constant basis. THE OWNER may not use the "owner use" times for rental purposes for third parties, under the understanding that they are guests or for personal use. In case of verifying that this practice is happening, this agreement may be canceled automatically.

THE OWNER will authorize HOMEBELIKE so that, in their judgment and reasonable criteria, they may approve the interested parties who request the PROPERTY for rent and confirm the reservation. HOMEBELIKE will maintain contact and information with the clients who rent THE PROPERTY.

**ART. 4. DATES.**

THE OWNER will have the right, at his option, to reserve any date he wishes, as long as there are no reservations for that date made by clients. THE OWNER agrees that HOMEBELIKE may list the dates of the entire year for the rental of THE PROPERTY at any time while this agreement is in effect.

THE OWNER authorizes HOMEBELIKE to grant the use of THE PROPERTY free of charge and as a courtesy for two (2) nights a year during the duration of the agreement, only permitted for use in advertising campaigns that generate more traffic to the platform and the property. These occupations will not be carried out on holidays and any damage to property caused therein will be the full responsibility of HOMEBELIKE.

THE OWNER, as part of the HOMEBELIKE family, will grant a 10% discount on the rate published on the HOMEBELIKE page to any other HOMEBELIKE OWNER who wishes to rent their PROPERTY. Likewise, he will receive the same discount when he applies for other PROPERTIES that have accepted it.

**ART. 5. RATES AND COSTS.**

The net rental rate of THE PROPERTY will be determined by HOMEBELIKE in agreement with the owner and in accordance with the rates of the tourist market of the location of THE PROPERTY, which will be subject to change by HOMEBELIKE without the need for prior notice, according to the margins agreed for the purposes in this article.

The net rate will be adjusted to the seasons and they may have promotional discounts in each of them. The minimum net rental rate to be received will be defined in the LINKAGE FORM agreed with the owner and will be accepted under any written physical or digital means.

HOMEBELIKE may list THE PROPERTY for an amount less than that expressed as the net rate in the LINKAGE FORM, up to a lower margin of 20%, to give movement to the property and attract more CLIENTS. The Parties will complete the PROPERTY LINKING form (which will contain all the information, facilities, rules and policies of use, security and selected cancellation policy, etc., necessary for the publication of the property and prior understanding of potential clients).

NET RATE (NET RATE) is defined as the amount to be paid to THE OWNER according to the value charged to the guest for each occupation and season, after the discounts, additional charges and commissions applied by each commercial channel, not including: the commission of HOMEBELIKE, incidental, expendable, payments / expenses made by and on behalf of the owner or improvements, all mentioned in article 6 of this agreement.

The parties agree that THE CLIENTS will have some compensation through a reduction in the price of accommodation, extend the stay free of charges, discount values ​​and / or grant compensation, for any situation that prevents the full enjoyment of THE PROPERTY to THE CLIENT. It remains at the discretion of HOMEBELIKE according to its level of complexity, proven that this are not faults attributable to HOMEBELIKE.

**ART. 6.- PAYMENTS.**

THE OWNER will receive the values ​​paid by THE CLIENT through the international reservation platform, for the rental of their PROPERTY and the following deductions will be applied:

1. Commissions and bank charges, as well as commissions paid for the use of a credit card or other alternative means of payment.
2. Expenses for replacement or repair of THE PROPERTY, as authorized in this agreement, except those assumed by THE CLIENT.
3. Twelve percent (12%) of the value to be received by THE OWNER payable to HOMEBELIKE, as compensation for the services described in this agreement.
4. Compensation to THE CLIENT for any problem or inconvenience arising during the occupation, proven that the cause is not attributable to HOMEBELIKE.
5. Amenities and Expendables of the occupation such as shampoo, conditioners, bath gel, soaps, and shower caps, toilet papers, kitchen paper towels, napkins, dish soap, etc. The costs of said amenities will be previously informed to THE OWNER.
6. Photo and video session during the initial inspection of THE PROPERTY. Said cost will be agreed with the owner previously.
7. Any change in the rates, forms of collection and percentages of each sales channel, which may affect this agreement and what is agreed in it, will be previously notified to the owner.

THE OWNER will be responsible for the payment of any taxes, fees, permits, licenses and any other charge or deduction established by the law of their respective country. HOMEBELIKE, if it deems it necessary, may, at its sole discretion, pay and manage such charges and permits for THE OWNER.

Regardless of the payment schedules established in this agreement, said payments depend specifically on the remittance of the funds by the online platform, travel agency or marketing channel that generated the rental.

THE OWNER acknowledges and accepts that payments to him for housing rents through the platform will be made on a monthly basis. In that sense, every thirty (30) day of each month the payments received from the occupations already completed will be cut in full and the payment will be sent according to the bank instructions or the chosen form of payment, during the first fifteen (15) days of the following month. HOMEBELIKE will not be responsible for frauds that could be committed by using a credit card, however it will comply with all the security protocols established and in force by the Credit Card brands (e.g. Visa, MasterCard, American Express, etc.) to reduce statements to a minimum against charges and fraud that could occur

**ART. 7. OF THE REPAIRS AND REFORMS OF THE PROPERTY.**

THE OWNER will be responsible for repairing and maintaining THE PROPERTY in good structural condition. In the event that THE OWNER wants such repairs to be made by HOMEBELIKE, they will coordinate it. In this case, HOMEBELIKE will charge ten percent (10%) of the cost incurred, in addition to the value of the repair. HOMEBELIKE must send the invoice corresponding to say expenses and its collection may be made from the sums that are due to THE OWNER by virtue of this contract. HOMEBELIKE will be authorized to repair or make improvement expenses for THE PROPERTY, under its best judgment and discretion for the benefit of THE PROPERTY and THE CLIENT, up to the sum of 400 American dollars (US$ 400.00) for any minor repair, always giving the support of the invoices, reasons and concept of the incurred expense.

Such expenses will be deducted from the benefits of THE OWNER. In the event of an emergency, he will contact THE OWNER and in case of impossibility of contacting him and in the event of an upcoming arrival of a client, HOMEBELIKE may incur a higher cost than what is indicated in this agreement in order to comply with customer satisfaction. HOMEBELIKE will present to THE OWNER the detail and the invoices, as support for the expenses incurred and their reasons. Any remodeling that THE OWNER wishes to carry out in THE PROPERTY will be his responsibility, but he must inform HOMEBELIKE in order to reconcile the dates on which said works would be carried out and not affect the availability of rentals.

**ART. 8. PROPERTY FURNITURE.**

THE OWNER acknowledges that THE PROPERTY is offered in good condition, fully furnished and equipped, and therefore undertakes to keep the furniture in excellent condition so that THE CLIENT, including an equipped kitchen, can use it. In that sense, THE OWNER accepts that if he does not comply with this obligation and in the event that THE PROPERTY is deteriorated and is not in optimal conditions to be offered for rent, HOMEBELIKE may unilaterally terminate this Agreement with the simple notification of its intention to THE OWNER. In these cases, THE PROPERTY will cease to be listed on the online rental platforms immediately.

HOMEBELIKE will always supervise that THE PROPERTY remains in good condition before, during and after each occupation. HOMEBELIKE will make its best efforts and will implement all the methods at its disposal to be able to charge THE CLIENT for any damage caused by it to THE PROPERTY, including making a "hold" to the CLIENT's credit card, to cover damages considered of importance, each as circumstances permit.

**ART 9. SPECIFIC OBLIGATIONS OF THE OWNER.**

The owner assumes and acknowledges the following obligations:

1. Respect and honor the rentals on the dates specified according to the reservation calendar, allowing the use of the home in favor of the client during the agreed period. This is considered the essential obligation of the agreement. The violation of this obligation will entail the reimbursement of all travel expenses of THE CLIENT, expenses incurred and any additional compensation that is necessary to satisfy the client in the event of non-compliance. HOMEBELIKE will always make its best efforts without guaranteeing positive results, to try to change the CLIENT to another property so that these penalties, if finally applicable, are not necessary.
2. It agrees not to access the PROPERTY, while it is rented, unless authorized in writing by HOMEBELIKE.
3. THE OWNER will hold HOMEBELIKE and THE CLIENT exempt from all liability for any damage suffered by any person in THE PROPERTY, for which the OWNER is recommended to hire and maintain the necessary insurance for this purpose, on his own account, as well as Insurance policies that may be necessary, which include civil liability against any visitor to THE PROPERTY, for an amount that may not be less than ONE HUNDRED THOUSAND AMERICAN DOLLARS (US$100,000.00). The HOMEBELIKE platform may offer insurance options to THE OWNER to guarantee compliance with this obligation.

THE OWNER must notify HOMEBELIKE if he decides to sell THE PROPERTY, so that this decision does not affect current rentals or confirmed reservations; or that they look for any pertinent solution for the confirmed CLIENT.

**ART 10. SPECIFIC OBLIGATIONS OF HOMEBELIKE.**

It will be responsible for the following obligations, provided that the rental management is done through it:

1. Publish rental rates and charges for ancillary services; with the consent of THE OWNER to list them on the platforms to which THE PROPERTY links.
2. Establish the advertising of THE PROPERTY on secure servers to carry out commercial transactions using online reservation platforms.
3. Provide and maintain an adequate reservation system for the purposes of processing all reservations related to THE PROPERTY.
4. Make available to THE OWNER, the balances on rents, deductions and income received. Also the ease of being able to block the dates for their use. Both processes may be implemented or requested in writing to the person / electronic address designated either for the purposes or under the creation of a direct access to THE PLATFORM where the same owner can manage and / or review the above.
5. Provide marketing, advertising and promotion services in order to attract clients for the rental of THE PROPERTY. For these purposes, THE OWNER authorizes HOMEBELIKE to reproduce, disclose, place and in any other way use the images, photos and any reference of THE PROPERTY, in any means intended for marketing, advertising and promotion.
6. Establish commercial relationships with other commercial channels or intermediaries, such as travel agencies, tour operators, real estate agents, among others.
7. Ensure the greatest security of THE PROPERTY and guests, using all available resources to achieve it.
8. Have support staff to carry out Check in and Check out procedures, as well as having support staff available to THE CLIENT during their stay, for situations that may arise with THE PROPERTY.
9. Make and create the graphic image of THE PROPERTY based on photos and videos that achieve the best visual of it to achieve higher income
10. Provide amenities and basic expendable material to THE CLIENT before entering THE PROPERTY, including: shampoo, conditioner, bath gel, toilet paper, soap and shower cap in which it will be charged to THE OWNER as expendable of the occupation.
11. Have a trained staff to promote sales and make reservations through OTAs.
12. Prior to the start of the rental program through the platforms, carry out an initial inspection of THE PROPERTY, with the participation of THE OWNER or his representative in order to prepare an initial inventory of the furniture and equipment of THE PROPERTY. This will be repeated annually and at the end of the agreement, the results must be reported to THE OWNER so that the items that are useless or damaged by time or use are repaired or replaced, as the case may be.
13. Carry out regular inspections of THE PROPERTY, as well as every time it is occupied or unoccupied and notify THE OWNER in case of verification of any damage or loss;
14. Not to reveal at any time personal information of the clients and of THE OWNER; unless required by governmental, judicial or competent authorities.

**ART 11. FORTUITOUS EVENT OR FORCE MAJEURE.**

When either party is unable to carry out its obligations under this agreement due to a fortuitous event or force majeure, the affected party will notify the other party in writing about this situation within twenty-four (24) hours after the affected party becomes aware of this event. In this sense, because the service is proposed through the OTAs, the parties will refer to the policies that said OTA makes available to the user, in the case in question.

Potential clients subscribe according to the terms of the platform that, in the event of force majeure, it will be impossible to fulfill and, therefore, there will be no place to rent. HOMEBELIKE will use its best efforts to relocate them to another location or to reimburse the cost of the service. In the event of a fortuitous event or force majeure, the parties will make their best efforts and carry out any management that is possible and necessary in order to fulfill their obligations in the shortest time possible and provide good service to the customer affected by the event. In addition, to reimburse the funds already paid by THE CLIENT that due to force majeure make it impossible to carry out the trip and occupation.

**ART. 12. RESOLUTION OF CONFLICTS AND APPLICABLE LAW.**

The laws of Panama govern this agreement. The parties accept that any litigation or controversy arising from, or related to this agreement, as well as the interpretation, application, execution and termination thereof, must be resolved through Arbitration, after an attempt at Conciliation, by the Center for Conciliation and Arbitration of Panama, in accordance with its rules of arbitration procedure and in case of not reaching conciliation and for everything not provided for in this agreement, they are referred to the courts and laws of the Republic of Panama.

**ART. 13. INTELLECTUAL AND INDUSTRIAL PROPERTY.**

The commercial names, brands, logos, designs, slogans, works and inventions used by HOMEBELIKE are subject to its intellectual property rights and this agreement does not imply an assignment. THE OWNER acknowledges that all the names, emails, information and data of the CLIENTS will be for the exclusive use and management of HOMEBELIKE, where they will only be disclosed in case of any inconvenience presented that is strictly necessary for disclosure.

**ART. 14. LABOR INDEPENDENCE.**

The contractual relationship of the parties does not create any employment relationship between them, nor do they create obligations towards the personnel hired by each of them, which will always be their sole responsibility. Due to the foregoing, the parties agree to hold harmless from any claim initiated in this regard by their respective employees.

**ART. 15. NOTICES.**

Any notices that must be made in accordance with the provisions of this agreement will be considered duly made and notified for all its purposes and effects, when it is made or delivered: (i) by act of the bailiff; or (ii) by courier with acknowledgment of receipt; or (iii) by email with acknowledgment of receipt. Any notification will take effect and will be enforceable against the receiving party from the date of receipt of the same.

EXECUTED AND SIGNED in good faith, in two (2) originals of the same tenor and effect, in the city of Santo Domingo, Dominican Republic on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_) of the month of \_\_\_\_\_\_\_\_ of the year \_\_\_\_\_\_\_(\_\_\_).

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| **BY:** | **THE COMPANY**  **HOMEBELIKE** |  | **BY:** | **THE OWNER**  **XXXXXXXXXXXXXXXX** |
| **SIGNATURE:** |  |  | **SIGNATURE:** |  |
| **NAME:** |  |  | **NAME:** |  |
| **DATE:** |  |  | **DATE:** |  |
|  |  |  |  |  |