

### RENTAL MANAGEMENT AGREEMENT

This Property Management Agreement (the “**Agreement**”) is made and entered into effective, June 2, 2025 (“**Effective Date**”) by and between Woods to Water Vacation Homes LLC (“**W2W**”) and the undersigned client(s) Supersweet Partners, LLC (collectively, “**Client**”) (Client and W2W are collectively, the “**Parties**”).

W2W and Client agree as follows:

**1. Term.**

**1.1. Term.** The term of this Agreement shall commence on the Effective Date and continue for the initial period of 24 months (“**Initial Term**”). The Initial Term shall automatically extend for successive 12-month periods (each, a “**Renewal Term**”) (Initial Term and all Renewal Terms are collectively, the “**Term**”) on each 12-month anniversary of the Effective Date, such that the remaining Term shall always exceed 12 months, unless Client provides notice of its election not to renew the Agreement not less than 12 months before the end of the then-current Term, or the Agreement is otherwise earlier terminated as provided herein.

**2. Scope of Services.**

**1. Services.** Client agrees to retain W2W as its exclusive property manager for the property located at 36951 County Road 66, Unit 5C, Condo 822 (“**Property**”) and to provide those specific services set forth in this Agreement, subject to the terms of the Rental Addendum, attached hereto and incorporated herein by reference as Addendums A, and as otherwise directed by Client and accepted by W2W from time to time as necessary to maintain, manage, and/or book vacation rentals at the Property (collectively, the “**Services**”).

**2. Authorization.** Client represents and warrants that it is the owner of the Property with full power and authority to hire W2W to perform the Services hereunder, and hereby authorizes W2W to manage the Property in its present condition and in compliance with governmental regulations, insurance requirements, Client’s reasonable requests, and as necessary to perform the Services.

**3. Communications.** W2W agrees to respond to Client’s questions, issues, or concerns as soon as reasonably practical, but in no event longer than twenty-four (24) hours in the case of an emergency, or three (3) business days if a non-emergency. Emergencies will be deemed endangerment to life or property.

**4. Service Providers.** As part of the Services provided under this Agreement, W2W agrees to locate, coordinate, and schedule services, such as cleaning, resident and property supervision, window washing, light maintenance, and such other maintenance, vendors, or service providers as may be necessary or desirable to maintain the property rental guidelines. Client shall be solely responsible for any such costs and/or fees that may apply. W2W is not responsible for negligence or acts or omissions of any service provider, and Client shall be responsible for maintaining adequate insurance coverage with respect to the Property.

**5. Inspections and Audits.** W2W will perform periodic walkthroughs and audits at the Property as determined in its reasonable discretion. In non-emergency situations, W2W will notify Client of its findings, needs for supplies, maintenance and suggested improvements. W2W will request Client authorization before incurring any obligation on behalf of the Client. Notwithstanding the foregoing, Client authorizes W2W to incur obligations on its behalf to maintain the Property without Client’s prior consent in emergency situations as provided herein.

**6. Annual Technology and Software Fee.** The Client agrees to pay an annual Technology and Software Fee of \$500.00. The first year of this fee is provided by W2W at no charge. This fee is payable in full to W2W on the 12th month of the contract and thereafter on a revolving 12-month basis. The fee will be invoiced on the Client's owner's statement during the corresponding month of the contract each year. The Client acknowledges that the annual Technology and Software Fee is separate from rent and any other charges. Additionally, the Client understands that this fee is not prorated for contract start or end dates and is non-refundable.

**3. Compensation.**

**3.1. W2W’s Compensation.** Client hereby agrees to pay W2W, as compensation for the Rental Services, a commission on all rentals booked under this Agreement at a rate of thirty-percent (30%) of the Net Proceeds generated from the rental of the Property (the “**Rental Commission**”). The “Net Proceeds” shall be calculated by taking the total rental rate paid by the guest less any expenses passed through or paid directly by such guest. In addition to the Rental Commission, Client acknowledges and agrees that nothing herein shall restrict or prevent W2W from charging or obtaining 100% of any booking or concierge fees from any services performed, actions taken, or referrals made directly on behalf of any guest, whether or not paid directly by such guest to W2W or remitted to W2W from any third-party (each, a “**Direct Payment**”). In such instance, W2W shall be entitled to 100% of any Direct Payment, and the Client acknowledges and agrees it shall have no entitlement to the same.

**3.2. Property Onboarding.** As a condition of the Agreement, Client agrees to engage W2W to perform an on-site audit to determine property readiness to list. A professional property marketing session and software development will be ordered upon mutual agreement between the Client and W2W of the property’s readiness. The “**Property Onboarding Fee**” paid to W2W for these efforts and software fees for its first two (2) years is \$700.00, As long as the contract is signed in conjunction with Sundance Ridge HOA Contract (July 1, 2025). Any property owners that add their unit in the rental pool after this timeline, will be \$1750.00, unless prior approval is agreed upon. In addition to the onsite efforts of W2W, The Property Onboarding shall include professional photography, video tour, computer-generated floorplan, and stylized, custom welcome guide to be used in connection with ongoing advertising and marketing efforts. Any additional services to prepare the Property for rental may be billed time and material on an hourly basis or the billable services and fees of the necessary contracted vendors, including, but not limited to, any videography, interior design, staging, or other additional activities in excess of W2W’s standard Property Onboarding shall be at Client’s sole cost and expense.

**3.2.1 Onboarding Timeline.** Client and W2W agree that the property subject to this Agreement shall be fully onboarded and operational within one hundred and twenty (120) days of the effective date of this Agreement. Notwithstanding unforeseen emergency situations beyond the reasonable control of the Parties.

**3.3. Trust Account.** W2W shall establish a trust account (“**Trust Account**”), for the deposit of fees and receipts collected as described herein, in an FDIC insured account selected by W2W. No interest shall accrue or be payable for any funds held in the Trust Account, and such funds may be comingled with those of other clients receiving similar services as those provided hereunder. Client acknowledges and agrees that any interest otherwise accrued on funds held in the Trust Account shall be considered additional compensation payable to W2W in exchange for the Services hereunder. W2W, however, shall not be held liable in the event of a bankruptcy or failure of any such depository or financial institution. Funds in the Trust Account remain the property of Client subject to disbursement of fees and expenses by W2W as described in this Agreement.

**3.4. Remittance of Payment.** W2W is hereby authorized to pay and/or reimburse itself for all management fees, expenses, costs of operating the Property, and for all other sums due W2W under this Agreement from the Trust Account.

**3.5. Interest on Unpaid Sums.** Client agrees that in the event Client has insufficient funds in the Trust Account to cover W2W’s fees hereunder, that it shall promptly pay W2W for all such charges. Any sums due W2W under any provisions of this Agreement, and not paid within ten (10) days after such sums have become due, shall bear interest at the rate of 18% per annum unless or until paid in full.

**4. Relationship.**

**4.1. Exclusivity.** During the Term of this Agreement, Client shall have no right to retain another property management, real estate, or any other company or person to perform vacation rental property management services of the same or similar to the Services provided by W2W hereunder, or otherwise rent or market the Property for vacation rentals on Client’s own behalf or on behalf of any third-party. In the event Client receives any inquiry for the rental of the Property, whether or not solicited by Client, Client agrees that it shall promptly forward the same to W2W. Nothing herein shall prevent or limit W2W from contracting with others to perform services of the same or a similar type as those Services provided by it hereunder. If W2W becomes aware of a situation where the Owner or an Owner’s guest reservation is not forthcoming, W2W retains the right to charge the Owner the commission it would have received based on the advertised nightly rate for those dates.

**4.2. Contractor Status.** W2W shall perform its duties as, and shall continue to be, an independent contractor. This Agreement does not create an employment relationship, partnership, or joint venture relationship between W2W and Client. Each party shall be responsible for paying all federal, state, or local taxes assessed against such party in connection with this Agreement and the payments made or received hereunder. Neither party shall have any obligation to withhold, contribute, or pay federal, state, or local income, property, social security, FICA, Medicare, federal healthcare, payroll,

unemployment compensation, or other taxes on behalf of the other party in connections with the payments made or received under this Agreement. Notwithstanding anything to the contrary contained herein, Client acknowledges and agrees that W2W may collect or pay sales tax on behalf of Client based on the specific Services performed hereunder.

**5. Property Maintenance and Service Providers.**

**5.1. Contracting for Routine Services.** W2W shall prepare specifications, solicit bids, negotiate, and finalize contracts for all routine services necessary to maintain the Property, and as requested by Client and accepted by W2W from time to time. Client agrees to comply with reasonable requests of “routine maintenance”, including but not limited to, pest control, pressure washing, window cleaning, etc., in an attempt to make every effort to ensure any guest has the best experience possible when visiting the home.

**5.2. Property Maintenance Fees.** Client shall be responsible for all management, administrative, maintenance, and routine service fees, expenses, and costs related to the Property.

**5.3. Approval for Expenses.** Notwithstanding anything to the contrary contained herein, W2W shall not incur any individual maintenance, alteration, refurbishing, or repair cost or expenses on behalf of Client unless such expense is specifically authorized by Client or incurred under such circumstances as W2W shall reasonably deem to be an emergency. In an emergency where repairs are immediately necessary for the preservation and safety of the Property, to avoid the suspension of any essential service to the Property, to avoid danger or destruction to life or property, or to comply with federal, state, or local law, such emergency repairs shall be made or authorized by W2W at Client's expense without prior approval. In such emergency situations, W2W shall perform or retain others to perform only those services necessary to stop the emergency situation unless or until otherwise authorized by Client. To the extent Client authorizes any recurring expense, approval of such expense shall be presumed unless or until expressly requested to terminate by Client. Any termination of recurring expenses shall be in accordance with the cancellation policy of any such service provider, and W2W shall not be liable for any cost or expense incurred as a result of services provided by any third-party after Client’s request to cancel the same.

**5.4. Maintenance Oversight.** W2W agrees that it shall monitor, direct, and supervise maintenance work to be performed with respect to the Property as reasonably necessary to ensure the proper performance of the same; provided, however, nothing herein shall be construed as creating any guarantee or warranty on the part of W2W with respect to any such maintenance performed by any third-party or otherwise create any obligation on the part of W2W arising out of or related to any act or omission of a third-party service provider.

**6. Client Obligations.**

**6.1. Client Responsible for Payments.** Upon termination or withdrawal from this Agreement, Client shall assume the obligations of any contract, bill, or invoice accepted by W2W under this Agreement for or on behalf of Client. W2W may withhold funds for 60 days after the end of the month in which this Agreement is terminated, in order to pay bills previously incurred but not yet invoiced and to close

accounts. W2W shall deliver to Client, within 60 days after the end of the month in which this Agreement is terminated, any balance of monies due Client, which were held by W2W in the Trust Account with respect to the Property, as well as a final accounting reflecting the Property balance of income and expenses as of the date of termination or withdrawal.

**6.2. Guest Ready Checklist.** Client acknowledges and agrees that it shall provide, maintain, and keep in good order and condition all items set forth in the Guest Ready Checklist attached hereto as Addendum B, **and as outlined in 3.2 and 3.2.1** and incorporated herein by reference, each at Client’s sole cost and expenses. In the event Client fails or refuses to maintain the same, Client agrees that W2W may repair or replace any such item(s) and deduct the actual costs incurred by W2W in connection with the same from any amounts otherwise payable to Client hereunder.

**6.3. Initial Deposit and Contingency Reserve.** W2W requires the Client to pay a deposit in the Trust Account (“**Contingency Reserve**”). Client agrees to maintain the Contingency Reserve (\$1000.00) at all times in the Trust Account to enable W2W to pay the obligations of Client under this Agreement as they become due. Client and W2W may review the amount of the Contingency Reserve from time to time and shall agree in writing on a new Contingency Reserve amount, as necessary.

**6.4. Advancement of Funds.** In the event that Client’s balance in the Trust Account is at any time insufficient to pay disbursements due and payable, Client shall, immediately upon notice, remit to W2W sufficient funds to cover the deficiency and replenish the Contingency Reserve. In no event shall W2W be required to use its own funds, or any other funds of client held in the Trust Account to pay such disbursements, nor shall W2W be required to advance any monies to Client, to the security deposit account, or to the Trust Account. If W2W elects to advance any money in connection with the Property to pay any expenses for Client such advance shall be considered a loan, and Client hereby agrees to reimburse W2W, including accrued interest at 1.5% per month, and hereby authorizes W2W to deduct such amounts from any monies otherwise due Client. Until such amount has been repaid or otherwise satisfied, any such advancement shall constitute a lien against the Property.

**6.5. Access to Property.** Client shall provide W2W with a key (s) and access to the Property as reasonably necessary to perform the Services. Further, Client authorizes W2W to purchase and install, at Client’s sole expense, an electronic keypad for access to the Property. The cost of keypad and installation shall be \$250.00, subject to adjustments based upon labor requirements.

**6.6. Client Notification.** Client shall notify W2W of its intent to sell the Property at least 60 days before entering into any agreement arising out of or related to the sale of the Property, including, but not limited to, any listing agreement. This 60 day notice requirement shall apply provided that the Property does not have existing bookings that extend beyond the 60 day notice period. If there are existing bookings that would be affected, Client shall instead provide 120 days notice prior to entering in any such agreement. In the event of an involuntary sale or other encumbrance regarding or against the Property, including any notice received by Client that any sale or foreclosure is imminent, Client agrees to notify W2W as soon as reasonably practical after receiving such notice. Client acknowledges that W2W is an affiliate of Woods to Water Real Estate LLC (the “**Affiliated Brokerage**”), and during the Term of this Agreement and after providing W2W with notice as set forth in this Section 6.5, will

Initial  Date 06/13/25  


provide the Affiliated Brokerage with a reasonable opportunity to provide Client with a listing presentation in advance of listing the Property with any other licensed real estate agent or brokerage.

**6.7. Obligations Incurred Before Closing.** Client acknowledges and agrees that as part of the Services, W2W may incur obligations on Client's behalf that could extend beyond any voluntary or involuntary sale, transfer, or closing of the Property, including, but not limited to guest reservations. As such, Client agrees that it shall remain liable to W2W for payment of any fees incurred under this Agreement, and all other obligations incurred in advance of Client providing W2W with the notice required under Section 6.5, and any other fee or obligation approved by Client through the effective date of such transfer. Client expressly agrees that Client shall remain liable to pay W2W its regular fees for any and all bookings made in advance of any transfer, whether or not Client or any subsequent owner of the Property honors the booking or reservation. In such event, Client authorizes W2W to pay itself out of the Trust Account for any such fees, and pay W2W any deficiency therein within 30 days of effective date of such transfer. Notwithstanding the foregoing, Client's obligations under this Section shall not apply to any bookings where (a) the new owner executes a new property management agreement with W2W and agrees to honor the existing guest bookings, or (b) W2W, in its sole discretion, is able to successfully re-accommodate the affected bookings to another comparable property.

**6.8. Property Compliance.** Client shall be solely responsible for ensuring compliance of the Property with the requirements of any building codes or with any statute, ordinance, law, or regulation of any governmental body or of any public, municipal, county, or other local authority or official thereof having jurisdiction, including, but not limited to, any rental restrictions, requirements, covenants, or licensing applicable to the Property. W2W shall have no responsibility with respect to the same, except to notify or forward to Client promptly any complaints, warnings, notices, or summonses received by W2W relating to such matters, or to provide reasonable assistance in obtaining a short term rental license, if necessarily. Client represents and warrants to W2W that to the best of Client's knowledge, the Property complies with the same and that Client is unaware of any condition that would limit W2W from performing the Services hereunder.

**6.9. W2W Liability Disclaimer.** W2W assumes no liability for any (i) acts/omissions of Client or any previous clients, owners, managers, or agents related to the Property, (ii) any accident, injury, or death to any Client, tenant, renter, occupant, guest, service provider, or other third-party occurring on or about the Property, (iii) all conditions, hazards, or dangers with respect to the Property, (iv) acts or omissions of any third-party with respect to the Property, or (v) unknown violations of environmental or other regulations which may become known while this Agreement is in effect. Any such regulatory violations or hazards discovered by W2W shall be brought to the attention of Client, and Client shall promptly cure the same at Client's sole cost. Further, Client acknowledges that W2W is not liable for the acts or omissions of any tenant, renter, occupant, guest, service provider, or other third-party of or relating to the Property.

**6.10. Client's Insurance Requirements.** Client shall obtain and keep in force during the Term adequate insurance against physical damage to the Property (e.g., fire with extended coverage endorsement, boiler, property, and machinery, etc.) and against liability for loss, damage, or injury to

property or persons which might arise out of the occupancy, management, operation, or maintenance of the Property. The amounts and types of insurance shall be acceptable to both Client and W2W, but in no event less than the replacement value of the Property and liability coverage policy limits of at least One Million Dollars (\$1,000,000). Client shall be solely responsible for the payment of any deductible required under any such policies, as well as ensuring that such insurance policies provide coverage for the Services and activities to be provided hereunder. Further, Client shall ensure that W2W shall be covered as an additional insured on all insurance maintained with respect to the Property, and agrees to provide W2W with at least thirty (30) days' prior written notice of any policy change during the Term. Client agrees to furnish W2W with certificates evidencing such insurance or with duplicate copies of such policies within 30 days of the execution of this Agreement, or as reasonably requested by W2W throughout the Term.

**6.11. Indemnification.** Client shall indemnify, defend, save, and hold W2W, and its members, owners, officers, governors, managers, employees, contractors, agents, associates, representatives, insurers, and each of their respective successors and assigns, harmless from and against any loss, damage, cost, expense (including attorney's fees), liability, demand, fine, penalty, or claim for personal injury or property damage incurred or occurring in, on, or about the Property, or arising out of or related to this Agreement, including any breach by Client of any obligation hereunder, unless directly caused by W2W's intentional, willful, or malicious acts. If W2W pursues legal action against Client for enforcement of the terms herein, Client agrees to pay W2W's actual attorney's fees, and all other costs and expenses incurred by W2W in connection with the same, including court and/or collection costs.

## 7. **Accounting and Record Keeping.**

**7.1. Records and Files.** W2W will establish, monitor, and keep current all of its records and files pertaining to the Property.

**7.2. Financial and Other Reports.** W2W will provide monthly financial reports with respect to the Property, and any additional items that may be necessary or desirable in W2W's reasonable discretion, as well as any operating funds or profit due to Client. By the 15th day of each month, W2W shall forward to Client a statement of cash receipts and disbursements from the operation of the Property for the previous month, less any fees payable to W2W.

**7.3. Audits.** Client shall have the right to request periodic audits, not more than once every three (3) months, of all applicable accounts managed by W2W on behalf of Client upon one (1) week's prior notice. W2W will maintain and make available for audit, financial records relating to the same. Client agrees that it shall be responsible for the cost of any such audit, including printing costs, receipts, filing, and all other costs incurred by W2W related to such audit.

## 8. **Termination.**

**8.1 Methods of Termination.** This Agreement shall remain in full force and effect from the Effective Date unless or until terminated as follows:

- a. for convenience, with at least 12 months' advance notice by either Party prior to the end of the Term;
- b. immediately upon the mutual written agreement of W2W and Client;
- c. immediately upon the material breach of this Agreement by the other Party that is not cured within 15 days after such notice, or if such breach is of a nature that it cannot be cured within 15 days, within a reasonable time thereafter;
- d. immediately upon the destruction, condemnation, or material structural damage to the Property making it impossible or impractical for W2W to continue performing Services under this Agreement;
- e. immediately upon the sale of the Property; and
- f. immediately upon the death of the Client, if a natural person, or dissolution or termination of Client, if an entity or trust.

1. If Client seeks to terminate this Agreement except under Section 8.1 a., b., or c., or if W2W terminates this Agreement under Section 8.1 c., then in such event, Client agrees to pay W2W an early termination fee in an amount equal to the greater of: (i) W2W's total fees for the Property for the three (3) calendar months immediately preceding the month in which the notice of termination is given to W2W or to Client; or (ii) the amount W2W would have been entitled to receive from Client for any existing guest bookings or reservations made prior to the effective date of such termination until the last booking or reservation. Client agrees that such amounts are reasonable in light of W2W's inability to determine with specificity its actual damages caused by such early termination, the administrative expenses incurred by W2W on Client's behalf in winding up and in terminating the Services, and/or the loss of goodwill with guests caused by any forced cancellation of their reservation. Such early termination fee, plus any amount accruing to W2W prior to such termination, shall be due and payable upon termination of this Agreement. To the extent that funds are available, Client authorizes W2W to deduct such sums from the Trust Account, and agrees to otherwise pay any deficiency within 30 days of the termination.

2. **Return of Client Property.** Upon termination, W2W will return all copies of paperwork, expense information, keys, and any other property of the Client within W2W's possession, custody, or control to Client within sixty (60) days.

9. **Miscellaneous.**

9.1. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that

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any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited or modified by the court.

**9.2. Force Majeure.** Any delays in the performance of any obligation of W2W under this Agreement shall be charged to W2W provided that such delays are not caused by wars, national or state emergencies, natural disasters, strikes, labor disputes, utility failures, governmental regulations, riots, adverse weather, epidemic or pandemic, and other similar causes or events outside of the ordinary control of W2W, and any time periods required for the performance shall be extended accordingly.

**9.3. Governing Law and Exclusive Venue.** The execution, interpretation, and performance of this Agreement shall in all respects be controlled and governed by the laws of the State of Minnesota, without regard to its choice of law principles. The Parties agree that any action arising out of or related to this Agreement shall be brought exclusively in Crow Wing County, Minnesota, or any other county in which the Property is located, and the Parties agree to personal jurisdiction therein.

**9.4. Entire Agreement and Addenda.** This Agreement and any attachment, exhibit, or Addenda to this Agreement approved by the Parties in writing constitutes the complete and final agreement between the Parties concerning its subject matter, and supersedes all prior negotiations, agreements, and understandings between the Parties. To the extent that a term of any attachment, exhibit, or Addenda approved by W2W in writing conflicts with any term of this Agreement, the term of such document shall control.

**9.5. Modification.** Except as otherwise provided herein, the terms and provisions of this Agreement may not be changed, waived, modified, or varied in any manner, unless in writing and signed by the party against whom enforcement is sought.

**9.6. Survival, Continuing Obligations.** The Parties agree that notwithstanding the termination or expiration of this Agreement, the terms of this Agreement which relate to periods, activities, obligations, rights, or remedies of the parties upon or subsequent to such termination or expiration shall survive such termination or expiration and shall govern all rights, disputes, claims, or causes of action arising out of or in any way related to this Agreement.

**1. Additional Terms.** The Parties agree that the following additional terms shall apply to this Agreement and the Services performed by W2W hereunder.

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IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the Effective Date, intending to be legally bound.

**W2W**

Woods to Water Vacation Homes LLC

By: Colton M Maher 06/12/25

Colton Maher

Its: President

**CLIENT**

By: Jeff Hansen 06/13/25

Jeff Hansen

By: Carrie Hansen 06/13/25

Carrie Hansen

Woods to Water V/H

Initial JH Date 06/13/25

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**ADDENDUM A**  
**Rental Addendum**

The Parties agree that the following additional terms and conditions shall apply with respect to W2W’s performance of vacation rental of the Property as part of the Services under the Agreement:

**1. Woods to Water Rental Services.**

**1. Renting.** W2W shall use commercially reasonable efforts to keep the Property rented by procuring renters. Client shall not authorize any other person or business to negotiate or act as leasing/rental agent with respect to any leases or rental agreements with respect to the Property, whether for vacation, short-term, or long-term rentals, or otherwise undertake any such activities on Client’s own behalf with respect to the Property. Client agrees to promptly forward all inquiries about leasing or renting the Property to W2W.

**2. Market Rates.** W2W will help Client establish the rental value of Client's Property by researching local market conditions and activities to determine a reasonable rental rate based on current market conditions. Thereafter, W2W has the exclusive right to exercise reasonable discretion to implement rental rate increases, decreases or promotions to ensure Client’s unit is being rented or offered at a competitive rate during the Term. W2W, however, does not represent, warrant, or guarantee that the Property shall be rented at any time.

**3. Conditions of Stay.** Unless otherwise agreed by Client and W2W, W2W shall offer the Property for short-term rentals not less than two (2) or more than twenty-nine (29) consecutive days. The standard check-in and check-out times shall be 4:00 p.m. and 10:00 a.m., respectively, unless otherwise determined in W2W’s reasonable discretion. Longer Term Rentals (30 days+) can be at the discretion of the property owner with prior approval from W2W. Any long term rentals are subject to the standard rental agreement, unless the property owner has properly terminated its contract with W2W prior to the rental inquiry and approval.

**4. Advertising.** W2W will advertise the Property for rent, using internet, periodicals, signs, plans, brochures, displays, or such other means as W2W reasonably determines may deem proper and advisable to rent the Property, consistent with applicable laws. W2W will provide the following services to advertise/market the property for rent: professionally-built personalized webpage, online postings on VRBO, Airbnb, HomeAway, TripAdvisor, Booking.com, and Home to Go as well as Woods to Water Vacation Homes & Book the BLA company websites, and social media postings. The cost of all standard advertising is included in W2W’s fee hereunder; provided, however, additional forms or specific advertising plans in excess of W2W’s standard advertising shall be at Client’s sole cost and expense. In the event W2W elects to advertise the Property with any other properties managed by W2W, such charges shall be prorated based on the number of properties advertised.

- 5. Screening.** W2W will perform renter screening and processing of guest bookings. Approval or denial of any prospective renter will be based on W2W's rental guidelines and any conditions applicable or requirements of any third-party rental platform upon which the Property is being advertised, including those set forth in Section 1.4, but in all instances, in compliance with applicable laws. Once approved, W2W will handle all necessary paperwork, including any rental agreements, arrange for orderly turnover of the Property, provide orientation as to the Property, and otherwise serve as the point-of-contact for guests.
- 6. Renters Insurance & Damages.** W2W does not collect security deposits from its guests. At the time of this agreement, W2W has partnered with Safely to provide vacation rental insurance of \$5000 Limits of Liability for Contents and Dwelling. Safely also conducts guest screening to protect your home. The Safely protection policy covers the unique commercial risk created by short-term guests. This does not guarantee that each situation, damage or theft in your home will be covered. Claims will be submitted for review, each claim is evaluated individually and an adjuster will review each claim. All claims are subject to underwriter review and approval. W2W shall collect the per night premium per each reservation and rental agreement. These payments are not part of the nightly rental fees. Any damage, theft or accidents that are brought to the attention of W2W by guest, housekeeping, maintenance team, owners and W2W deems to need to be repaired or replaced for the rental property shall be the responsibility of the owner. W2W will process the claim, follow up with necessary details and work at the best interest of the owner and its property. W2W may not inform the owner of each claim. Shall the claim be approved, the owner will receive a credit for the purchase. In no way can the owner request items that need to be repaired or replaced by an upgrade, improvement or an added item to the home, unless they choose to pay the additional costs of the new items. At any time, W2W may choose to work with another insurance carrier.
- 7. Unit Turnovers.** W2W will work with its staff and contracted vendors on the turnover process and provide procedures as to the same to assist with cleaning, turnover, and property readiness. Upon turnover, W2W will conduct a turnover inspection, file any claims or work orders for repairs/damages, and process any/ all payments or additional billing for damage or cleaning within the time frame required by law. W2W will supervise the efforts required to make the unit ready for any subsequent rental and select turnover vendors in its sole discretion.
- 8. Licensing.** W2W, if applicable, will complete and maintain on Client's behalf annual licensing requirements for short-term rentals as required by state and local law. Fees for such licensing requirements shall be at Client's sole expense.
- 9. Net Proceeds.** To the extent that funds are available, and after maintaining the cash Contingency Reserve amount as specified in the Agreement, W2W shall forward cash balances to Client on a monthly basis by the 15th day of each month. W2W shall remit such periodic cash balances to Client via direct deposit, or such other payment method as may be reasonably requested by Client and approved by W2W.

**10. Administrative/Customer Service.** W2W is authorized to establish and change, modify, or revise all rents, fees, or deposits, and any other charges chargeable to a renter with respect to renting the Property in its professional judgment and reasonable discretion. W2W is authorized to negotiate, prepare, and execute rental agreements, including any extensions of rental agreements (and expansions of space in the Property, if applicable), or to cancel and modify rental agreements in its professional judgment and reasonable discretion. W2W shall execute all rental agreements as agent for the Client. W2W has the right to revise rental agreements, or any policy or procedure provided therein in its sole discretion.

**2. Rental Enforcement.**

**1. Rents.** W2W has full and sole authority to collect and deposit rents and provide delinquency and eviction management. Monies received from the renter(s) will be applied in the order that charges take place, including but not limited to: deposits, rents, late fees, and NSF charges, legal fees, damages, and any additional charges deemed appropriate by W2W. Failure to pay any amount will be considered a breach of the lease or rental agreement subject to termination, eviction, ejection, or other enforcement as W2W may deem reasonable in such circumstances.

**2. Collection of Rents, Dues, and Fees.** W2W will observe the status of non-payment as part of its day-to-day operations, and will evict or eject renters for cause, if applicable. W2W is given full authority to file unlawful detainers using a third-party provider as deemed necessary by W2W. Any renter with an outstanding rental charge, late fee, or other fee related to the Property with a balance of \$500.00 or more will be subject to eviction processing and/or housing or conciliation court proceeding.

**3. Enforcement.** Client authorizes W2W to enforce the terms and provisions of any rental agreement as it is written. W2W is authorized to institute, in Client's name, all legal actions for the enforcement of any such agreement, for the collection of rent or other income from the Property, or for the evicting or dispossessing of renters or other persons from the Property. W2W is authorized to sign and service such notices as W2W deems necessary for lease and rental agreement enforcement, including the collection of rent or other income. W2W is authorized to set rents or rental rates based on its knowledge of the market. W2W is authorized, when expedient, to settle, compromise, and release legal actions or suits or reinstate tenancies. Attorney's fees, court costs, and other necessary expenses incurred in connection with such actions and not recovered from any renter shall be paid out of the Trust Account or reimbursed directly to W2W by Client. W2W may select the attorney of its choice to handle any such litigation.

**4. Court.** If W2W is required to appear in court on behalf of Client or in any way related to the Property or the enforcement of any rents, all such time shall be billed to Client at W2W's standard hourly maintenance rate. Client authorizes W2W to negotiate and resolve claims brought in conciliation or housing court in its sole and absolute discretion.

**3. Client’s Use of Property and Cancellation.**

**3.1 No Cancellation of Guest Reservations.** Client acknowledges and agrees that it is retaining W2W to perform Services that include renting the Property to third-party guests who have a reasonable expectation of being able to utilize the Property for the dates reserved, absent exigent circumstances. As such, Client shall have no right to terminate or cancel any third-party guest reservation without W2W’s approval, which approval may be granted or denied in W2W’s reasonable discretion. Under no circumstance will Client be entitled to cancel a paying guest reservation for Client’s personal use or that of Client’s family or friends.

**3.2 Guest Quiet Enjoyment.** Client acknowledges and agrees that third-party guests have the right and reasonable expectation of privacy and utilizing the Property during the duration of their stay to their own enjoyment free from interference, unexpected visits, or security monitoring from Client, or any other person who may enter the Property upon Client’s authorization, consent, invitation, or request. As such, Client agrees that absent a request to appear at the Property from W2W or a local law enforcement or authority, Client shall not enter the Property, including, but not limited to, the land, dwelling, or any other structure on or about the Property, during the duration of any guest’s stay without W2W’s prior consent. In the event Client needs anything from the Property or otherwise wishes to “check-up” on the Property, Client should do so between guest stays. Without limiting the foregoing, Client acknowledges and agrees that under no circumstance shall it utilize or access any remote security system or cameras to monitor the Property during any guest stay. Client expressly agrees that it will provide notice to W2W of the location of any and all cameras or other remote monitoring technology on or about the Property, and Client shall disable any interior cameras for the duration of any guest stay. Client shall provide W2W with login credentials for any such accounts to ensure W2W is able to disable any cameras in the event Client fails to disable the same.

**3.3 Owners’ Portal and Reservation.** Notwithstanding W2W’s efforts to rent the Property to third-party renters, W2W understands that Client may desire to use the Property or allow its family or friends to use the Property. As such, W2W provides Client with access to an online owners’ portal that allows Client to reserve and block off certain dates for Client’s own use or that of its guests. Client must designate who will be staying at the Property during that time, whether Client or an authorized guest, such as a family member or friend, as well as providing the necessary contact information for such person(s). W2W requests that Client provide it with as much prior notice as possible for any such stay. In the event Client desires to reserve or block off the Property within the same day or within 72 hours or an anticipated stay, W2W requires that Client also call W2W directly to confirm there are no pending reservations and the property has been appropriately turned over. Notwithstanding the foregoing, Client acknowledges and agrees that it shall be required to keep the Property available for guest rentals not less than 45 nights during the “peak season” Memorial Day to Labor Day as a condition of this Agreement.

**3.4 Cleaning Fees for Client or Guest Use.** Unless otherwise agreed by W2W, W2W will schedule the customary cleaning and turnover service for the Property to occur at the end of any stay by Client or any family member, friend, or other non-paying guest of the Client. Client agrees that the cleaning and turnover service shall be mandatory for an owner stay or of any family member, friend, or other Client-authorized guest, and that W2W requires that Client itself pay for these services to ensure that the Property is in a rentable condition for the next guest arrival. In addition, W2W requires at least one deep clean per year (or two, depending on the property's occupancy and usage). This deep clean will be contracted by W2W to

Initial  Date 06/13/25  


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maintain property standards. The Client agrees that W2W is authorized to pay itself from the trust account for the costs of any and all such cleanings, turnover services, or other related charges incurred due to any stay authorized by or on behalf of the Client hereunder.

ACCEPTED AND AGREED:

**W2W**

Woods to Water Vacation Homes LLC

By:  Colton M Maher 06/12/25

Colton Maher

Its: President

**CLIENT**

By:  Jeff Hansen 06/13/25

Jeff Hansen

By:  Carrie Hansen 06/13/25

Carrie Hansen

Woods to Water VHT

**Addendum B**  
**Guest Ready Checklist**

Client acknowledges and agrees that it shall provide and maintain in good order and condition the following items during the term of this Agreement:

<p><b>Bedrooms</b></p> <ul style="list-style-type: none"> <li>● 3 linen sets per bed</li> <li>● 4 pillows per bed</li> <li>● 1 comforter/duvet per bed</li> <li>● 1 extra duvet per bed size</li> <li>● Mattress protector/pillow protectors</li> <li>● Window curtains/shades</li> <li>● Bedside lamps</li> <li>● Space to hang/store clothes</li> <li>● Hangers</li> <li>● Soft furnishings; rugs, cushions, throw</li> <li>● Extra blanket And 1-2 Extra Pillows per bedroom</li> <li>● Alarm clock (optional)</li> <li>● Tissues</li> <li>● Luggage racks (optional)</li> </ul> <p><b>Living Room</b></p> <ul style="list-style-type: none"> <li>● Coffee tables</li> <li>● Books/magazines</li> <li>● Board games</li> <li>● Playing cards</li> <li>● Pens/pencils</li> <li>● TV + streaming device (Apple TV, Chromecast, etc.)</li> <li>● Travel adaptor (optional)</li> <li>● Soft furnishings</li> <li>● Throw Blankets</li> <li>● Floor or table lamps</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>● Stove/range and oven</li> <li>● Fridge and freezer</li> <li>● Microwave</li> <li>● Dishwasher</li> <li>● Coffee pot appropriately sized for home</li> <li>● Coffee Grinder</li> <li>● Toaster</li> <li>● Crockpot</li> <li>● Kettle</li> <li>● Ice Maker (and/or ice trays)</li> <li>● Storage containers (eg. Tupperware)</li> <li>● Oven mitts</li> <li>● 6 dish towels</li> <li>● 4 washcloths</li> <li>● 1 disposable dish sponge (sourced by W2W)</li> <li>● Basic condiments for cooking (eg. olive oil, salt, pepper, balsamic vinegar, sugar, basic spices, etc.)</li> <li>● 2 plates, 2 bowls, 2 coffee mugs, 2 glasses, 2 wine glasses per person</li> <li>● Kids tableware items (plates, bowls, cups, knife, fork, spoon, sippy cups) (Optional)</li> <li>● 2 forks, 2 regular spoons, 2 teaspoons, 2 knives, 2 steak knives per person</li> <li>● Frying pans, saucepans, and stock-pots in basic sizes with lids</li> <li>● Ladles</li> <li>● Cutting knives and cutting board</li> <li>● Steak knives</li> <li>● Peeler</li> <li>● Can opener</li> <li>● Serving spoons</li> <li>● Scissors</li> </ul>
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<p><b>Bathroom</b></p> <ul style="list-style-type: none"> <li>● Hand soap (sourced by W2W)</li> <li>● Body soap (sourced by W2W)</li> <li>● Shampoo/conditioner (sourced by W2W)</li> <li>● Toilet paper (sourced by W2W)</li> <li>● 2 bath towels per guest</li> <li>● 2 hand/face towels per guest</li> <li>● 2 bath mats per bathroom</li> <li>● Hairdryer</li> <li>● Toilet brush</li> <li>● Small garbage can</li> <li>● Full-length mirror (optional)</li> <li>● Toilet roll holder</li> <li>● Rack or cabinet space for towels and toiletries</li> <li>● Disposable razors (optional)</li> <li>● Disposable toothbrushes (optional)</li> <li>● Shower curtain and liners as needed (w/Liner backup)</li> </ul> <p><b>Misc. Home Essentials</b></p> <ul style="list-style-type: none"> <li>● Wi-Fi</li> <li>● Wi-Fi thermostat</li> <li>● Extension Cord</li> <li>● Ladder (not for guest use)</li> <li>● Extra batteries for remotes</li> <li>● Extra bulbs for lamps &amp; and ceiling lights with the correct wattage and specs</li> <li>● Iron &amp; ironing board</li> <li>● Full-Size Washing machine &amp; dryer</li> <li>● Water Softener</li> <li>● 1 backup comforter per bed size in the home</li> <li>● Children's items; books, toys, highchair, crib/pack-n-play, coloring books (optional)</li> </ul>	<p><b>Kitchen (cont.)</b></p> <ul style="list-style-type: none"> <li>● Wine opener</li> <li>● Bottle opener</li> <li>● Servings trays/dishes</li> <li>● Large waste/recycling bin</li> <li>● Servings trays/dishes</li> <li>● Mixing Bowls</li> <li>● Measuring Cups &amp; Spoons</li> <li>● Colander/strainer set</li> <li>● Meat thermometer</li> </ul> <p><b>Cleaning Essentials</b></p> <ul style="list-style-type: none"> <li>● Mop and bucket</li> <li>● Full-size Vacuum cleaner</li> <li>● Multi-surface cleaning liquid</li> <li>● Disposable paper towels</li> <li>● Broom and dustpan</li> <li>● Dishwasher tablets</li> <li>● Washer detergent tablets</li> <li>● Air freshener (eg. Febreze)</li> <li>● Garbage bags</li> </ul> <p><b>Safety &amp; Security</b></p> <ul style="list-style-type: none"> <li>● Smoke detectors</li> <li>● CO2 detectors</li> <li>● Fire extinguisher on each floor</li> <li>● First-aid kit</li> <li>● Emergency numbers</li> <li>● Safe for valuables (optional)</li> <li>● Supply closet with lock</li> <li>● Owners closet with lock (optional)</li> </ul>

**Upgrades and Enhancements**

- Such other items as the Client believes may make the rental experience more desirable or enjoyable
  - Pool Table / Shuffle board | Pingpong
  - Game Tables
  - Hot Tub/Sauna
  - Blackstone
  - Surround Sound
  - Connect grill to gas line
  - Fireplace or stove heater (even if electric)

**Exterior**

- Patio Furniture
- Outdoor dining table
- Grill & tools
- Lawn Games
- Dock lighting
- 1 life vest per guest (optional)
- Beach towels (optional)
- Firepit and seating - Recommend strong outdoor furniture.

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